



City of Trinity
PLANNING & ZONING BOARD MEETING

July 20, 2026 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) Review, amend if needed, and approve Proposed Regular Agenda**

2. Approval of Minutes

- [a.](#) Approve the June 15, 2026 Planning and Zoning Minutes**

3. Public Meeting

- [a.](#) Rezoning Request - Hector Maldonado is requesting to Amend Conditions at 6022 Circle Dr Ext. PIN #7708094404**

4. Comments from Board

5. Adjournment



City of Trinity
PLANNING & ZONING BOARD MEETING

June 15, 2026
Trinity City Council Chambers

MINUTES

PRESENT

Board Vice Chairman Eddie Eaton
Board Member Pattie Housand
Board Member Josh Fish
Board Member Bradley Phillips

ABSENT

Chairman Hunter Hayworth

OTHERS PRESENT

City Manager Michael Burroughs
City Clerk Darien Comer
Planning Carrie Spencer
City Attorney Wilhoit

1. Board Vice Chairman Eaton called the meeting to order.

Board Vice Chairman Eaton led the Pledge of Allegiance and gave the Invocation.

Board Vice Chairman Eaton welcomed guests and visitors.

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

Motion made by Board Member Housand, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Fish, Board Member Phillips

Reappoint Board Member

Reappointing Pattie Housand for another three-year term on the Planning and Zoning Board

Motion made by Board Member Phillips to approve, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Fish, Board Member Phillips

2. Approval of Minutes

- a. Approve the April 20, 2026 Planning and Zoning Minutes

Motion made by Board Member Phillips to approve, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Fish, Board Member Phillips

3. Public Meeting

- a. Amendment of the City of Trinity Water Management Ordinance to comply with the minimum standards of the National Flood Insurance Program (NFIP) and incorporate the 2026 NC Flood Damage Prevention Ordinance.

Planner Carrie Spencer presented to the Board a revised, The City of Trinity Water Management Ordinance to incorporate the current NC floodplain model ordinance and the requirement to comply with the NFIP.

Motion made by Board Member Housand to approve with the following statements that are attached to these minutes, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish, Board Member Phillips

4. Comments from Board

City Manager Michael Burroughs shared the 250th Celebration with the Board that is to be held on July 17th at 5:30 PM.

5. Adjournment

Motion made by Board Member Housand, Seconded by Board Member Phillips.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish, Board Member Phillips

Attest:

Hunter Hayworth, Board Chairman

Darien P. Comer, City Clerk

APPROVAL, CONSISTENT WITH LAND USE PLAN

The **Planning Board** has reviewed the text amendment to the Water Management Ordinance and recommends approval with the following statements as required by NCGS 160D:

This action is Consistent with the City of Trinity Comprehensive Land Use Plan and all other maps and plans officially adopted by the City of Trinity City Council. The text amendment supports the intent and descriptions of the goals and policies of the Land Use Plan, most specifically those policies associated with Environmental Stewardship.

The Board considers the proposed zoning amendment to be reasonable and in the public interest after considering:

1. the benefits to the health safety and welfare of the citizens of the City;
2. the recently adopted NC Flood Damage Protection model ordinance;
3. the requirement to adopt this ordinance in order to allow the citizens of the City to carry flood insurance;
4. the protection of the quality of water in the City; and,
5. the control of stormwater resulting from development.

The proposed text amendment is designed to meet or exceed all requirements of the existing Land Management Ordinance.


Eddie Eaton, Chair



Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director

CC: Michael Burroughs, City Manager

DATE: 7/13/2026

RE: Staff Report

Request

Property Owner:	Hector Maldonado
Zoning Request:	LI-CD (Amendment to Conditions)

Site Information

Address:	6022 Circle Dr Ext
PIN#:	7708094404
Lot Size:	1.54 acres
DB/DP:	2875/1794
Utilities:	Davidson Water – Private Septic System
Future Land Use:	Municipal Growth Area

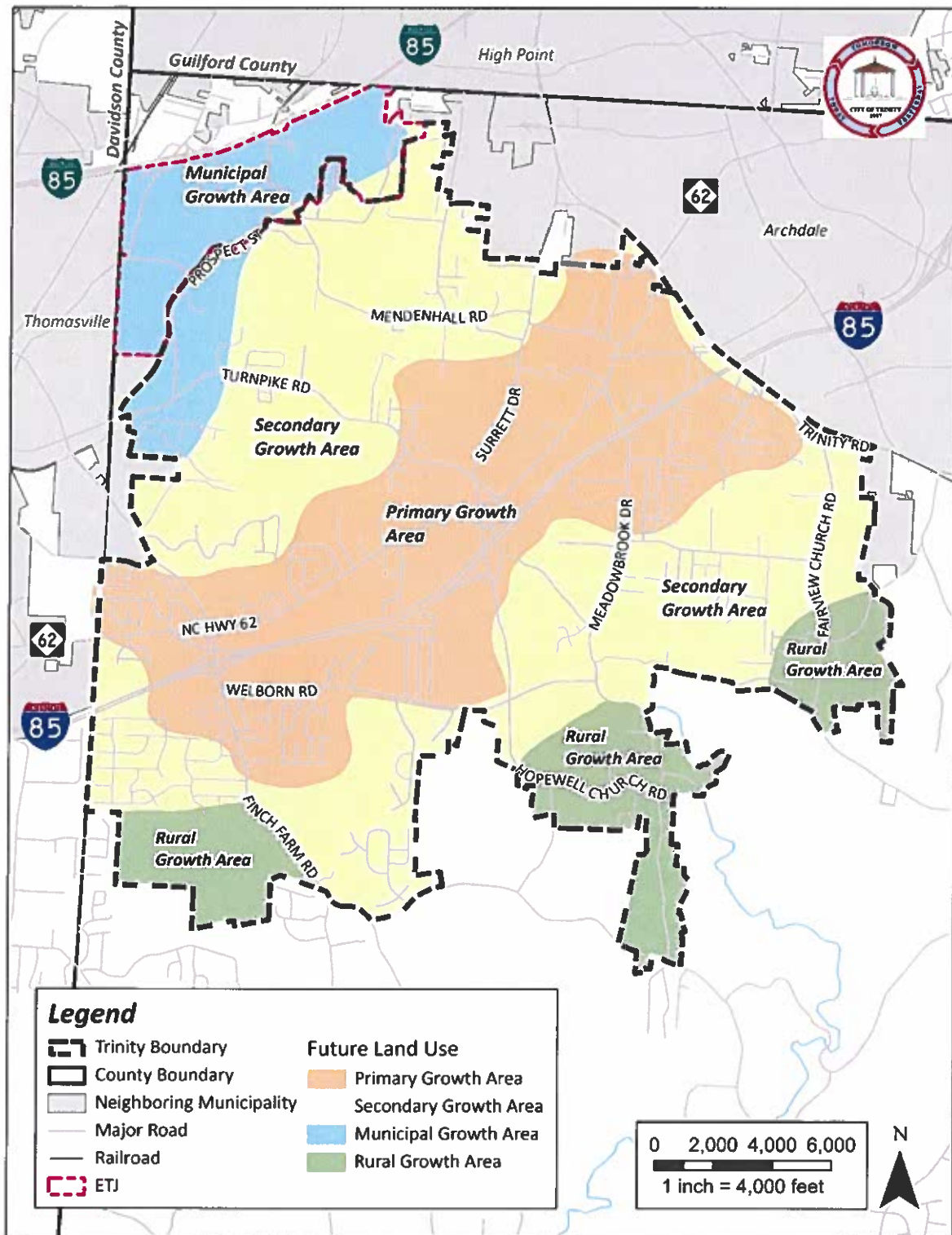
Transportation

Circle Dr Ext is just off of Uwharrie Rd. Both roads are State Maintained.

Surrounding Land Use

North	RA
South	RA
East	M1 (City of Archdale)
West	RA

VISION TRINITY – FUTURE LAND USE MAP



MUNICIPAL GROWTH AREA:

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

Staff Analysis and Recommendation**History of the Property:**

The Council rezoned this property March 16, 2004 from Residential to Light Industrial Conditional Zoning with the following conditions|:

1. No motor vehicle for sales or storage is located closer than 10 feet to the street line.
2. No outdoor servicing, repair or disassembly is allowed
3. Other than vehicles brought to the site for repair assessment, repair, and temporary storage, only vehicles capable of movement under their own power shall be permitted.
4. Temporary storage of wrecked or disabled motor vehicles is permitted as an accessory use. The date of commencement of storage shall be prominently displayed by the repair shop no longer than 90 days. All motor vehicles shall be stored within a suitably screened enclosure at least 6 feet high. No more than 10 disabled vehicles shall be stored on the premises at the time.
5. The entire property shall be kept in a clean, neat, and orderly condition.
6. Junkyards, automobile graveyards, disassembly plants or the outside storage of secondhand material for resale are prohibited in any form.
7. Permitted Uses
 - Automobile repair shop
 - Automobile body shops (excluding open storage of wrecked vehicles)
 - Automobile car-wash, drive through, requiring vehicle stacking
 - Automobile parts sales
 - Automobile service station
 - Automobile storage (excluding wrecked & junked vehicles)
 - Boats, recreational vehicles, sales and service
 - Machine shop, welding shop
 - Sign, on premise
 - Temporary buildings, incidental to development
 - Trailer rentals

8. Any building and associated storage and associated storage areas shall be developed on the eastern (right-hand) half the property.
9. The building associated with the automotive repair shop shall be permitted one garage door on the front and one on the rear of the building for entrance and exit. All repair bays shall be internally located within the building, and accessed by the garage doors.
10. A fifteen-foot wide buffer of existing trees shall be retained around the perimeter of the rezoning site, except as follows; the frontage of the site from the western side of the entrance driveway to a point midway on the eastern property line may be cleared of vegetation for development purposes and visibility to customers.

Code Enforcement has been working with the property to bring the property into compliance with current Zoning Regulations.

The staff has reviewed the request and finds that this request:

- meets the requirements of the Comprehensive Land Use Plan;
- is consistent, reasonable, and in the public interest; and
- the Planning Board should recommend **approval** to the City Council once the property owner complies with Conditions as proposed.

Application/Site plan considerations:

- **The property was approved by City Council in 2004 to allow industrial development with conditions.**
- **This is a request to amend the Conditional Zoning.**
- **All industrial development would be required to meet all fencing/buffering requirements of the Land Management Ordinance. The new Land Management Ordinance requires fencing and/or buffering for commercial zoning districts when adjoining residential zoning districts.**
- **The property owner has proposed fencing for all outside storage.**



City of Trinity Rezoning Request Application

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

Zoning: Current Zoning **LI-CD** Requested Zoning **LI-CD (Amend Conditions)**

Property Owner Information

Property Owner: **Hector Maldonado**
Address: **6022 Circle Dr Ext**
City/State Zip: **Archdale NC 27263**
Phone: **(336)669-5172**

Site Information

PIN #: **7708094404**
Property Address: **6022 Circle Dr Ext**
Deed Book and Page: **2875 / 1794**
Parcel Size: **1.54 acres**
Site Plan Attached

Statement of Proposed Conditions:

1. Proposed allowable uses of the property – automobile repair shop, automobile parts sales, automobile storage, machine shop, or welding shop.
2. Junkyard, automobile graveyard, disassembly plant or visible outside storage of secondhand material will **not** be permitted.
3. Temporary storage of wrecked or disabled motor vehicles shall be maintained within the opaque fenced storage area to the rear and side of building (as per site plan). No vehicles shall be stored on the premises for more than 120 days.
4. Driveway areas shall be used for customer/employee parking and shall **not** be used for storage of vehicles.
5. No outdoor servicing, repair or disassembly will be permitted outside of the building or opaque fenced area (as per site plan).
6. Entire property outside of opaque fenced area will be kept in clean, neat and orderly condition. Grounds (outside of fenced area) shall be seeded and straw applied. Property shall be maintained as per site plan submitted and attached to this application.
7. No motor vehicles shall be located closer than 10 ft. from the road right-of-way.

Rezoning Request: #

Form#11714

Note: Information and Fee Required from Applicant and Processing of Information is \$600 (Six Hundred Dollars): Applicants must present the following information as required by Article 4.3 of the Land Management Ordinance:

1. A completed City of Trinity rezoning application, signed by the property owner, to include required fees;
2. An accurate survey of the property to be rezoned;
3. A deed that establishes ownership of property proposed for rezoning;
4. Submittals for rezoning requests expected to generate 100 trips during peak hours or 1,000 average daily trips shall include a Traffic Impact Analysis prepared by a licensed traffic engineer; and,
5. 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. 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.

Greg Mauldin
Name of Applicant*

Greg Mauldin
Signature of Applicant

5/29/26
Date

Har Rin Sela M
Name of Property Owner

Har Rin Sela M
Signature of Property Owner/Authorized Agent

5-29-26
Date

Office Use

Date Received: _____

Application #: _____

Staff Review: _____ Comments

Planning Board Review: _____

City Council Review: _____

Rezoning Request: #

Form#11714

[illegible][illegible]

Notes: Total Proposed Impervious Area is 17,769 Sq. Feet
Impervious Area is Hatched
 $\pm 76,404 \text{ Sq. Ft} \times 0.24 = 18,337 \text{ Allowed}$

**PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES**

Kevin Peters
DB 2905 Pg 65

Survey For:
Kevin Peters
PB 187 Pg 50
(8.618 Tract)

N 74.1918° E 398.91
6/5

± 1.154 ACRES
(± 76,404 sq ft.)

DB 2875 Pg 1794
Tracts 1 & 2
Lots 84-87, PB 4 Pg 105

PRELIMINARY PLAT
For Review Only |

Map of
R. B. Gantt & H. A. Knight

Property
P8.4 Pg 105

Circle Drive
35' r/w, PB 4 Pg 105
Public per PB 187 Pg 50

PRELIMINARY PLAT
For Review Only

TRACOUNTY LAND SURVEYING
111/3 WEST MAIN STREET
THOMASVILLE N.C. 27080
THOMASVILLE & (206) 672-8406
LEWISTON & (206) 643-7429
WYOMING-SALZDA (206) 799-9793

Hecker, Marvin; Editor; *Metropolis / High Point Bulletin*
8022 Cass Daley, Greensboro, N.C. 27431

Observed date	DAVE, W.
SCALE: $r = 30$	200411
Observer: <i>LC</i>	DATE
Observer: <i>LC</i> , <i>JD</i>	samples

Colony	Number	Day No. 6	Thyroglobulin
Thyroglobulin	Trendy	3/11/04	MSD 3/24/04

BK 2875 PG 1794 - 1796 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 201708
09/15/2023 01:00:10 P
Section 3a.
Tax: \$337.00

Tax Parcel Identifier Number: 7708094404 & 7708095499

Revenue Stamps: \$337.00

This instrument was prepared by: Cecil & Cecil, P.A. – Without Survey

Return to: Grantees

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made September 14, 2023, by and between

GRANTOR

Elephant Properties, Inc., a North Carolina Corporation

Mailing Address:
1006 Hasty School Road
Thomasville, NC 27360

GRANTEE

**Hector Rene Salazar Maldonado and
Hector Jesus Garcia Salazar, as joint
tenants with rights of survivorship**

Mailing Address:
6022 Circle Drive, Ext.
Archdale, NC 27263

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP all that certain lot or parcel of land situated in Trinity Township, Randolph County, North Carolina, and more particularly described as follows:

See "Exhibit A" attached hereto and incorporated herein by reference.

Said parcel has the address of 6022 Circle Drive Ext., and 0 Circle Drive Ext., Archdale, NC 27263.

The real property referenced herein **does not** include the primary residence of the Grantor .

Submitted electronically by "Cecil & Cecil, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

For back reference see deeds recorded in Deed Book 2745, Page 2510 and Deed Book 2782, Page 2390, Office of the Register of Deeds of Randolph County, North Carolina.

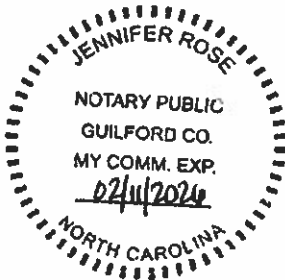
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year of the Notary acknowledgment herein.



ELEPHANT PROPERTIES, INC.

By: Jennifer Willard (SEAL)
JENNIFER WILLARD, PRESIDENT

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jennifer Willard, President of Elephant Properties, Inc.

Date: 02/14/2023

Jennifer Rose
Notary Public
My Commission Expires: 02/11/2026

Exhibit A**Tract 1:**

Being all of Lot Nos. 84, 85, 86 and the western one-half (1/2) of Lot 87 as shown on plat titled "MAP OF R.B. GANTT & H.A. KNIGHT PROPERTY" duly recorded in Plat Book 4, Page 105, Office of the Register of Deeds for Randolph County, North Carolina.

Subject property more commonly known as: 6022 Circle Drive Extension, Trinity, NC 27263
Randolph County Tax Parcel Number: 7708094404

For back reference see deed recorded in Deed Book 2745, Page 2510, Randolph County Registry.

Tract 2:

BEGINNING at an iron pipe, the southeast corner of Lot No. 87 of the property of R.B. GANT AND H.A. KNIGHT, a map of which is duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina, in Plat Book 4, Page 105, and proceeding in a northerly direction along the common boundary line of Lots Nos. 87 and 88 for 193.5 feet to the northeastern corner of lot No. 87; thence in a westerly direction with the northern line of Lot No. 87 for 50 feet to a point; thence in a southerly direction parallel to the common boundary line of Lots Nos. 88 and 87 for 193.4 feet to a point on the southern boundary line of Lot No. 87; thence in an easterly direction along the southern boundary line of lot No. 87 to the POINT AND PLACE OF BEGINNING. The same being the eastern one-half of Lot No. 87 as shown on that certain plat recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Plat Book 4, Page 105.

Randolph County Tax Parcel No: 7708095499

For further reference see deed recorded in Deed Book 2782, Page 2390, Randolph County Registry.



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 = 94 feet
4/1/2026