



City of Trinity
PLANNING & ZONING BOARD MEETING

March 25, 2024 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. Swearing in of Planning and Zoning Board Member; Ambrose Rush

3. Approval of Minutes

- a. Approve the February 26, 2024 Planning and Zoning Minutes

4. Public Meeting

- a. **Request for Property Rezoning - Corner of Mendenhall Rd. and Old Mendenhall Rd.**
(Planner Jay Dale)

Presentation

Public Comment

For the rezoning

Against the rezoning

Board Action

b. Request for Property Rezoning - 0 Surrett Dr. PIN #7708323924 (Planner Jay Dale)

Presentation

Public Comment

For the rezoning

Against the rezoning

Board Action

c. Request for Property Rezoning - 6695 Auction Rd (Planning Director Jill Wood)

Presentation

Public Comment

For the rezoning

Against the rezoning

Board Action

5. Comments from Board

6. Adjournment



City of Trinity
PLANNING & ZONING BOARD MEETING

February 26, 2024 at 6:00 PM

Trinity City Hall Annex

MINUTES

PRESENT

Chairman Hunter Hayworth
Vice Chair Debbie Jacky
Board Member Keith Aikens

ABSENT

Board Member Ambrose Rush
Board Member Pattie Housand

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Planning Director Jill Wood
Planning Consultant Carrie Spencer

Board Chairman Hayworth called the meeting to order at 6:00 PM.

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

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

Board Vice Chair Jacky made a motion to approve the agenda as presented. The motion was seconded by Board Member Aikens with a unanimous vote of 3 ayes and 0 nays.

Approval of Minutes

Board Vice Chairman Jacky made a motion to approve the January 22, 2024 minutes. The motion was seconded by Board Member Aikens with a unanimous vote of 3 ayes and 0 nays.

Public Meeting

Swearing in of Planning and Zoning Board Members; Hunter Hayworth and Ambrose Rush.

Board Chairman Hunter Hayworth was sworn in for another three year term. City Clerk Darien Comer administered the Oath of Office. Ambrose Rush was absent and not sworn in at this time.

Public Meeting

Planning Consultant Carrie Spencer discussed the rewrite of the Development Ordinances Revision with the Board Members.

There were no comments from the Board.

Board Vice Chair Jacky made a motion to adjourn. The motion was seconded by Board Member Aikens with a unanimous vote of 3 ayes and 0 nays.

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 5, 2024

REF: Request for Property Rezoning – Corner of Mendenhall Rd. and Old Mendenhall Rd.

Summary:

TRACY MAHAN, Trinity, North Carolina, is request that 2.33 acres located at the corner of Mendenhall and Old Mendenhall Rd, PIN#6798661434, be rezoned from R-40 to M-1. It is the desire of the property owner to operate an outdoor storage lot.

Attachments:

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

REZONING REQUEST SUMMARY

TRACY MAHAN, Trinity, North Carolina, is requesting that 2.33 Acres located at the corner of Mendenhall Rd. and Old Mendenhall Rd. PIN# 6798661434 be rezoned from R-40 to M-1. It is the desire of the property owner to operate an outdoor storage lot.

Application/Site plan issues to consider:

- **Outside storage would be required to meet the fencing/buffering requirements of the Zoning Ordinance.**
- **Multiple M2 in the area.**

Adjoining Zoning:

This site is located at the corner of Mendenhall Rd and Old Mendenhall Rd.. The property to the north is zoned M-2 and R-40. The property to the south is zoned R-40, the property to the east is zoned R-40, and the property to the west is zoned M-2 and R-40.

Transportation:

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

Future Land Use Category: SECONDARY GROWTH AREA

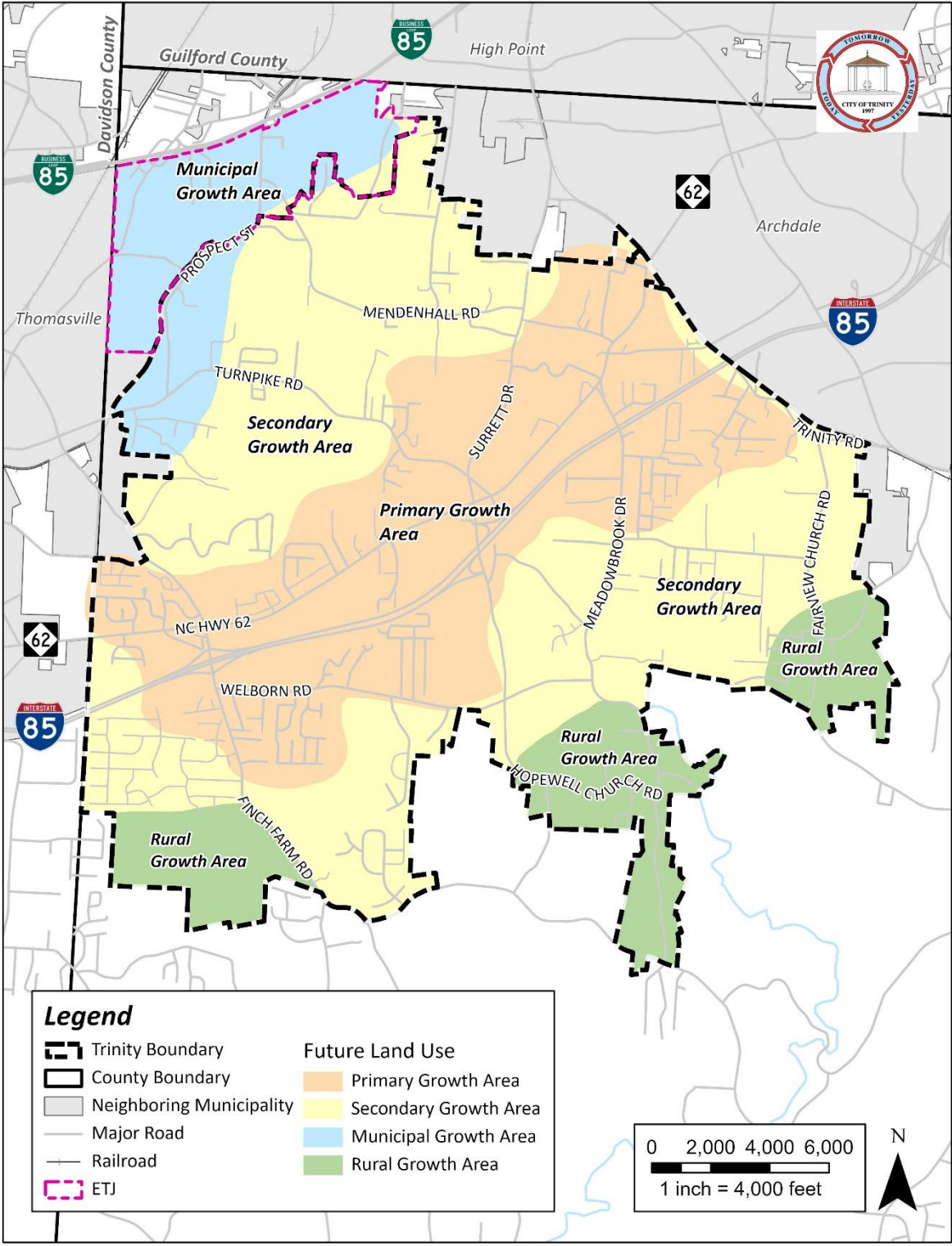
Transitional residential development is predominant in this area with major subdivisions scattered between agricultural and commercial land use patterns. Public sewer infrastructure access is not prioritized for these areas. Conventional and low density open space residential subdivisions are expected with neighborhood serving commercial uses where appropriate.

SECONDARY GROWTH AREA CHARACTERISTICS:

- Medium density.
- Unlikely to have access to sewer within the foreseeable future.
- Predominately residential.
- Contains scattered agricultural areas.

- Includes land available for development.
- Contains natural scenic, historic and other heritage assets.

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 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 R-40 Requested Zoning M-1 ~~00~~ outdoor storage lot

Conditional Zoning: _____

Property Owner Information:

Property Owner: Tracy Mahan
Address: 2019 Kennedy RD
City: Thomasville State: NC Zip: 27360
Phone: (home/work) _____ (cell) 336-250-7916

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

Applicant: Tracy Mahan
Address: 2019 Kennedy RD
City: Thomasville State: NC Zip: 27360
Phone: (home/work) _____ (cell) 336-250-7916

Site Information:

PIN # 6798661434
Property Address: No Physical Address
Deed Book: 002876 Page: 00831
Area: Trinity

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.)? Vacant

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

North: Zoning M2 Land Use _____
South: Zoning R-40 Land Use _____
East: Zoning R-40 Land Use _____
West: Zoning M-2 Land Use _____

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:

Tracy Mahan
(name of applicant)

Tracy Mahan
(signature of applicant)

[Signature]
(signature of Zoning Administrator)

2-23-24
(date)

Office Use

Date Received: 2/23/24

Fees Paid: 600

Staff Review: [Signature]

Planning Board Review:

City Council Review:







Memorandum

TO: City of Trinity Planning Board

FROM: Jay Dale, Planner

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

DATE: March 5, 2024

REF: Request for Property Rezoning – 0 Surrett Dr.

Summary:

ALEJANDRO ROBLES FUERTE AND MONICA PONCE, Trinity, North Carolina, are requesting that .67 acres located at the corner of 0 Surrett Dr. PIN#7708323924, be rezoned from R-40 to M-1. It is the desire of the property owner to operate an outdoor storage lot.

Attachments:

- Application for Rezoning
- Site Plan and Diagrams
- Property Map (County GIS)
- Site Photographs

REZONING REQUEST SUMMARY

ALEHANDRO ROBLES FUERTE AND MONICA PONCE, Trinity, North Carolina are requesting that .67 acres located at Surrett Dr. PIN# 7708323924 be rezoned from R-40 to M-1. It is the desire of the property owner to operate an outdoor storage lot.

Application/Site plan issues to consider:

- **Outside storage would be required to meet the fencing/buffering requirements of the Zoning Ordinance.**

Adjoining Zoning:

This site is located at 0 Surrett Dr. PIN# 7708323924. The property to the north and south is zoned (R-40), the property to the east is zoned (R-40), and the property to the west is zoned by (R-40).

Transportation:

Surrett Dr. is maintained by NCDOT.

Future Land Use Category: PRIMARY GROWTH AREA

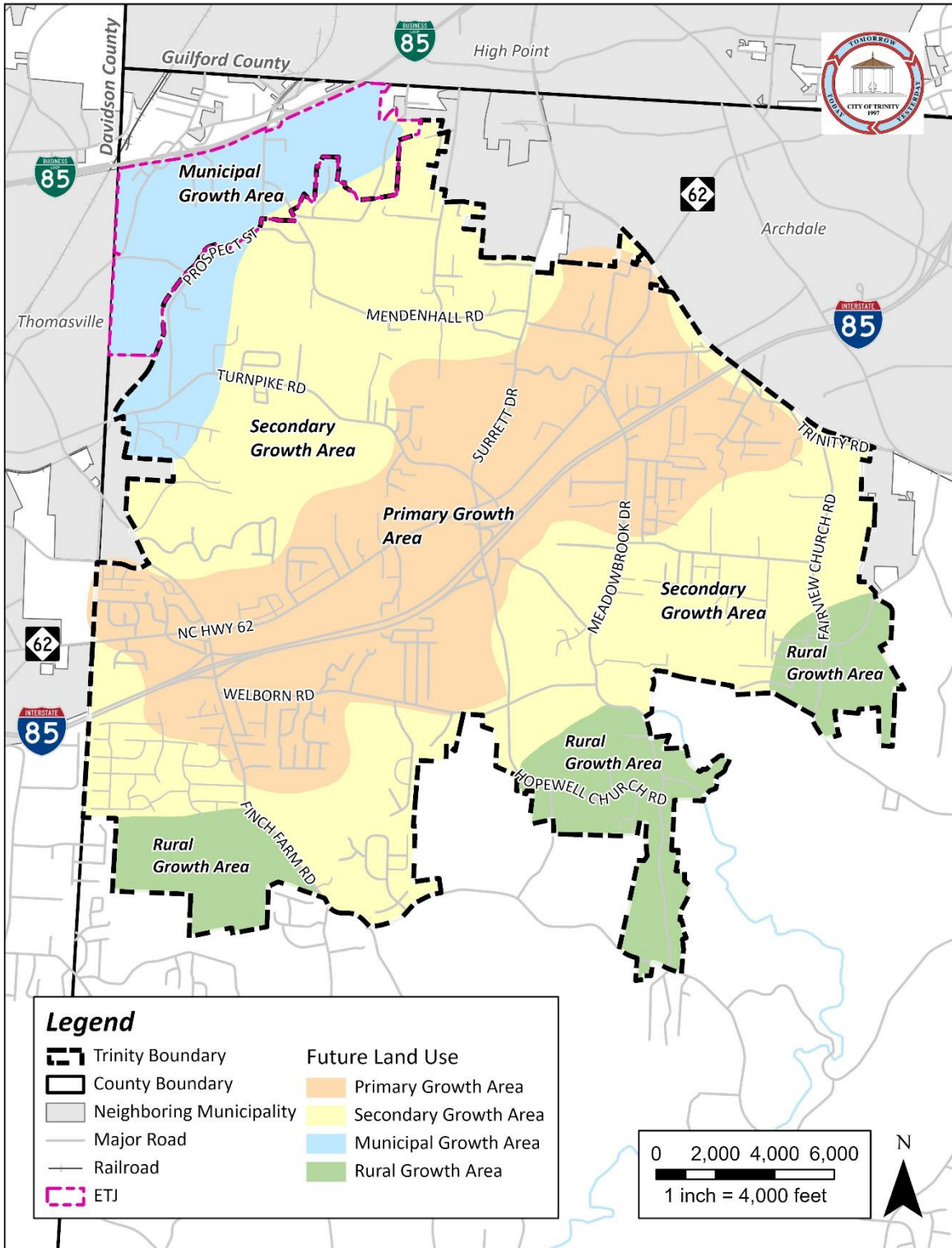
This growth area is located along the I-85 and NC HWY 62 corridors. The area is generally aligned with the City's phased sewer expansion plan to direct the majority of public service demand to a manageable area. It includes areas that are likely to have access to urban infrastructure services such as water and sewer, within the foreseeable future. The Primary Growth Area is predominately mixed use that will include residential and commercial uses. Development adjacent to existing neighborhoods should be designed and scaled to serve those neighborhoods and establish walkable connections with them. Development surrounding the intersections is intended to be of a higher density serving the region as well as the city.

PRIMARY GROWTH AREA CHARACTERISTICS:

- Close to I-85 and NC HWY 62.

- Likely to have access to sewer in the foreseeable future.
- Predominately mixed use including residential, office and commercial.
- Highest density residential development.

VISION TRINITY FUTURE LAND USE MAP



REZONING CRITERIA

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City of Trinity Rezoning Request Application

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Zoning: Current Zoning R-40 Requested Zoning M-1
Conditional Zoning: _____

Property Owner Information:

Property Owner: Alejandro Robles Monica Ponce
Address: 6953 Quarter Horse Dr.
City: Trinity State: NC Zip: 27370
Phone: (home/work) 336)969 1179 (cell) 336)749-9374
monicaponce88@gmail.com

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

Applicant: Alejandro Robles
Address: 6953 Quarter Horse Dr.
City: Trinity State: NC Zip: 27370
Phone: (home/work) _____ (cell) _____

Site Information:

PIN # 7708323924
Property Address: 0 Surrett Dr.
Deed Book: 002872 Page: 00255
Area: .67 acres

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.)? vacant until storage of equipment started

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

North: Zoning R-40 Land Use vacant
South: Zoning R-40 Land Use vacant
East: Zoning R-40 Land Use vacant

West: Zoning R-40 Land Use vacant

Section 4b.

Conditions if requesting Conditional Zoning:

N/A

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:

The property came to our attention through a complaint. The owner stated her husband was in construction and needed a place to park his equipment

Alejandro Robles
(name of applicant)

Alejandro Robles
(signature of applicant)

[Signature]
(signature of Zoning Administrator)

2-26-24
(date)

Office Use

Section 4b.

Date Received: _____

Fees Paid: _____

Staff Review: _____

Planning Board Review: _____

City Council Review: _____



REID	20926	OWNER ADDRESS2	
PIN	7708323924	OWNER CITY	TRINTIY
TAXED ACREAGE	0.67	OWNER STATE	NC
PROPERTY DESCRIPTION	TRINITY PK;L16	OWNER ZIP	27370
DEED BOOK & PAGE	002872/00255	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	20-26	LOCATION ZIP	No ZIP
OWNER	FUERTE, ALEJANDRO ROBLES (JAIMES, MONICA PONCE)	DATA REFRESHED	1/21/2024
OWNER ADDRESS	6953 QUARTER HORSE 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 = 71 feet
1/23/2024



REID	20926	OWNER ADDRESS2	
PIN	7708323924	OWNER CITY	TRINTIY
TAXED ACREAGE	0.67	OWNER STATE	NC
PROPERTY DESCRIPTION	TRINITY PK;L16	OWNER ZIP	27370
DEED BOOK & PAGE	002872/00255	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	20-26	LOCATION ZIP	No ZIP
OWNER	FUERTE, ALEJANDRO ROBLES (JAIMES, MONICA PONCE)	DATA REFRESHED	1/21/2024
OWNER ADDRESS	6953 QUARTER HORSE DR		



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Map Scale
1 inch = 188 feet
1/23/2024

>>>>>>>> CITY OF TRINITY <<<<<<<<<<

----- Misc Receipt -----

Batch No	Receipt No	Trans Date
0000005987	0000021969	02/26/2024

Operator Code	Today's Date	Time
DCQMER	02/26/2024	04:34:29 PM

Payor: ALEJANDRO ROBLES MONICA PONCE
Address: 6953 QUARTER HORSE DR
TRINITY, NC 27370

10-00-3345-400 Payment: 600.00
FEES/PERMITS
0 SURREY DR REZONING

Total Due:	600.00
Total Tendered:	600.00
Change Returned:	0.00

Check Amount: 600.00

Paid By: Alejandro Robles Monica Ponce
Check No 411 For \$600.00







Memorandum

TO: Planning Board

FROM: Jill Wood, Interim Planning Director

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

DATE: March 25, 2024

REF: Request for Property Rezoning – 6695 Auction Rd

Summary:

AUTOMOTIVE RECOVERY SERVICES INC., Westchester, Illinois, is requesting 26.95 acres located at 6695 Auction Road, PIN#s 6798677698, be rezoned from RA to M2-CZ (Light Industrial/Conditional Zoning). It is the desire of the property owner to expand the 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

REZONING REQUEST SUMMARY

AUTOMOTIVE RECOVERY SERVICES INC., Westchester, Illinois, is requesting 26.95 acres located at 6695 Auction Road, PIN#s 6798677698, be rezoned from RA to M2-CZ (Light Industrial/Conditional Zoning). It is the desire of the property owner to expand the 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 currently existing business, *formerly known as Mendenhall Auction*, predates the incorporation of the City of Trinity.
- Multiple M2

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.

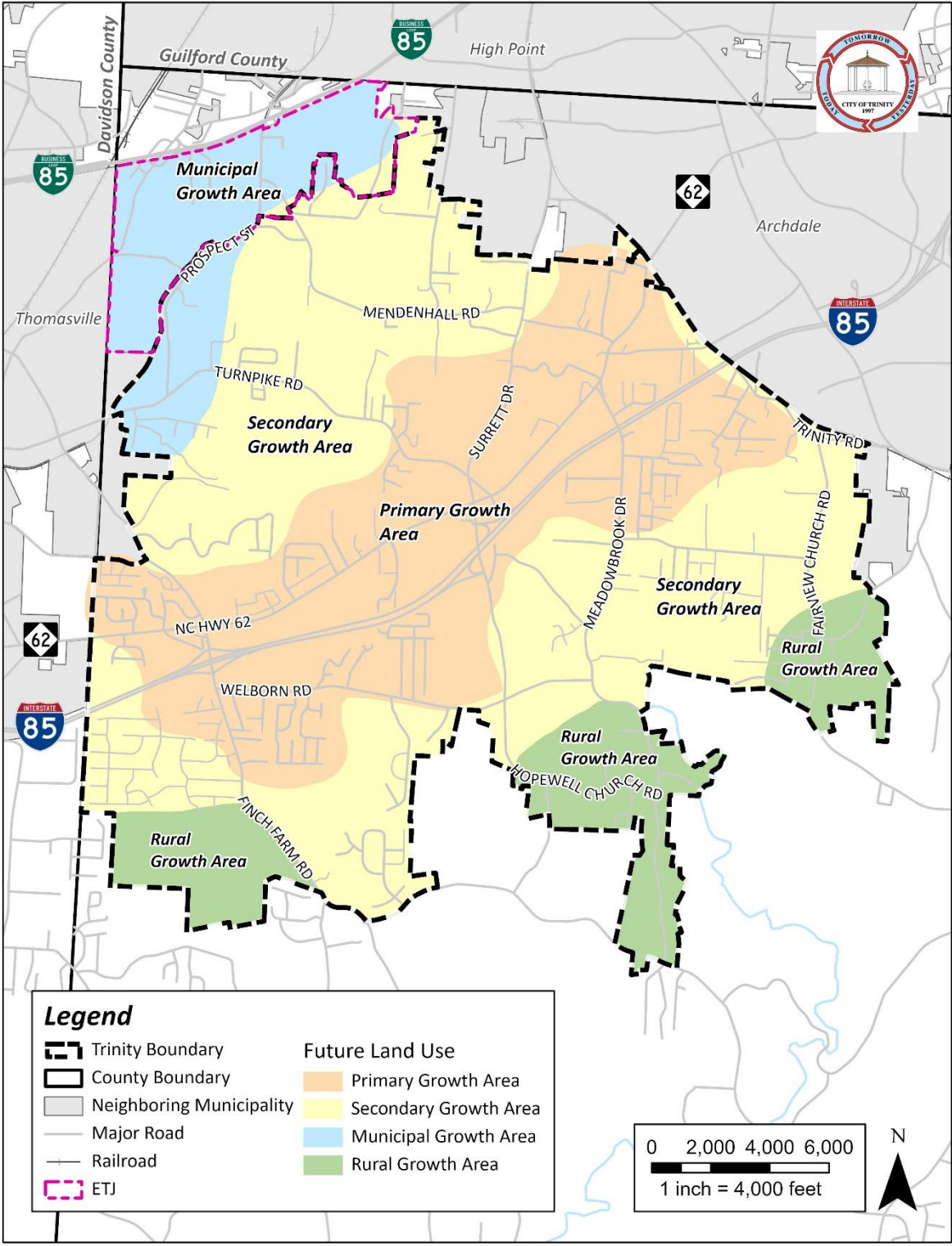
Future Land Use Category: MUNICIPAL GROWTH AREA

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.



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: Automotive Recovery Services, Inc.

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)

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 # southern (RA-zoned) portion of 6798377698

Property Address: 6695 Auction Road, Archdale, NC 27263

Deed Book: 2822 Page: 1390

Area: approximately 26.95 ac

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

List structures: Storage building associated with existing auto sales/auto auction use

What is the current land use on the property to be rezoned (i.e. commercial, residential, farming, vacant etc.)? Existing auto sales/auto auction and vacant

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

North: Zoning M-2 Land Use Auto sales/auto auction

South: Zoning M-2 Land Use Light Industrial

East: Zoning M-2 and RA Land Use Light Industrial, vacant, and residential

West: Zoning RA 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:

[Blank lines for staff notes]

Automotive Recovery Services, Inc.

By: Andy Renton
(name of applicant)
Andy Renton, Senior Director, Real Estate

DocuSigned by:
Andy Renton
3E98AF81D85E49E

(signature of applicant)

3/1/2024

(signature of Zoning Administrator)

(date)

Office Use

Date Received: _____

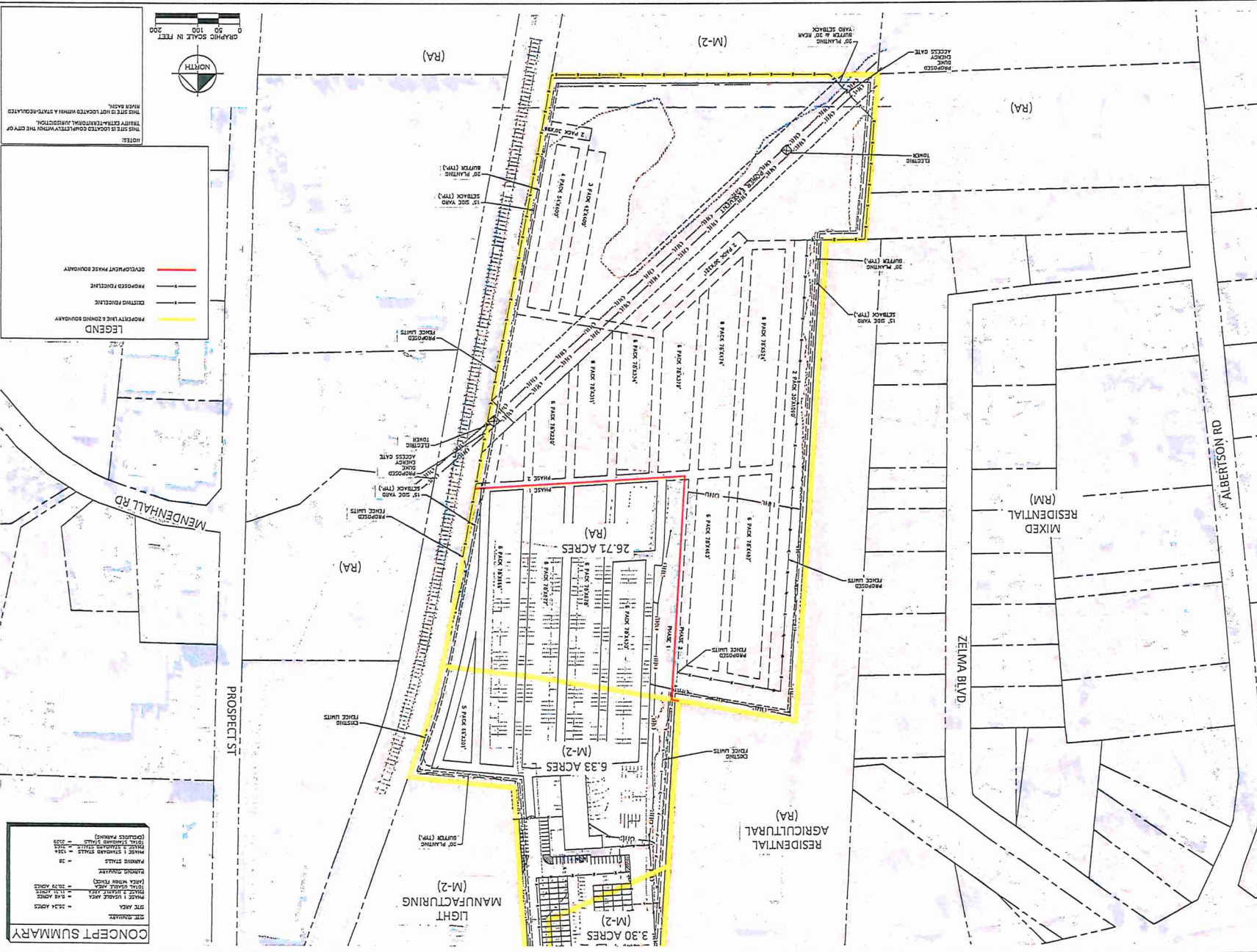
Fees Paid: _____

Staff Review: _____

Planning Board Review: _____

City Council Review: _____

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CONCEPT SUMMARY

LOT AREA	10.82 ACRES
37% IMPERVIOUS	4.02 ACRES
STREETS	1.00 ACRES
STREET RIGHTS-OF-WAY	1.00 ACRES
TOTAL IMPERVIOUS	5.02 ACRES
PERCENT IMPERVIOUS	46.4%
PERMITTING	1.00 ACRES
PERCENT PERMITTING	9.2%
TOTAL IMPERVIOUS	6.02 ACRES
PERCENT TOTAL IMPERVIOUS	55.6%

LEGEND

- PROPOSED PHASE BOUNDARY
- PROPOSED FORECLOSURE
- EXISTING FORECLOSURE
- PROPERTY LINE & ZONING BOUNDARY

IAA HIGH POINT

SITE PLAN EXHIBIT

Kimley-Horn

421 FORTITUDE DRIVE, SUITE 400, RANCHO, NC 27450
PHONE: 919-427-2000 FAX: 919-427-2002
WWW.KIMLEY-HORN.COM

VIA PROJECT 018594009
DATE 02/07/2024
SCALE AS SHOWN
DRAWN BY JMS
CHECKED BY SSM
DESIGNED BY SSM

PRELIMINARY

NO.	REVISIONS	DATE	BY

EX-1 SHEET NUMBER