



City of Trinity  
Special Use Application

PIN # 7707301325

Date: 1/8/2024

Property Owner Information:

Property Owner: Sevilla Sue Ramsey

Address: 328 Garner Drive

City: Denton State: NC Zip: 27239

Phone: (home/work) \_\_\_\_\_ (cell) \_\_\_\_\_

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:

Property Address: 5996 Welborn RD

Zoning District: O/I

Are there any structures currently on the property?  yes  no

List structures: Building (4125 sq)

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

Vacant

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

North: Zoning RA Land Use Residential

South: Zoning RA - R-40 Land Use Residential

East: Zoning RA R-70 Land Use Residential

West: Zoning RA - R-90 Land Use Residential

Reason for Special Use Permit Request:

Childcare Facility

**Findings of Fact** (provide a statement for each of the following):

1. Will the requested special use be located, designed, and proposed to be operated so as to maintain or promote the health, safety and general welfare of the community?

Yes, This facility will promote child development and adequate care for children within the community.

2. Does the application meet all required regulations and standards of sound land use planning and in keeping with all other land use regulations?

yes

3. Explain how approval of this application will not substantially injure the value of adjoining property or that the use is a public necessity.

This property is vacant and poorly maintained. Our plans are to improve the structure along with the property which will increase the value and curb appeal.

4. Explain how the use will be in harmony with the area in which it is to be located and conforms to the general plans for land use and development of the City.:

Our facility will allow childcare services within a short distance from neighboring school systems.

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**If the special use is approved, it is understood by all, that development must conform to the minimum requirements of the City of Trinity Zoning and Subdivision Ordinances and all other development ordinances of the City. Deadline for special use applications is the first Monday of each month. Incomplete applications will be scheduled for hearing the following month.**

**Fee: \$500.00**

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You must attach a site plan with this application showing all structures, property lines, buffers, driveways, setbacks, appearance and operational characteristics. Three copies of the site plan must be developed by a registered engineer, landscape architect or draftsman to a scale of 1" = "50 and submitted on sheets no larger than 36" x 24." A site survey may be required.

Staff Notes:

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Tracy Maher  
(name of applicant)

Tracy Maher  
(signature of applicant)

\_\_\_\_\_  
(signature of Zoning Administrator)

\_\_\_\_\_  
(date)

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

**Use:** Day Care, Child, as Principal Use  
Day Care Adult, as Principal Use

**Special Use District:** Child Day Care RA, R-40, RM-U, RM, OI, & HC  
Adult Day Care RA, R-40, RM, & RM-U

**Required Plans:** Plans required, must show:

1. Location and approximate size of all existing and proposed buildings and structures within the site; also, location of buildings on abutting lots.
2. Proposed points of access and egress and pattern of internal circulation.
3. Layout of parking spaces or arrangements for on-street parking if off street parking is not available.
4. Location and extent of open play area.

**Fenced Play Area:** For child day care centers:

1. The facility must meet state regulations for minimum square footage per child for interior and outdoor play space.
2. The aggregate play area must be surrounded by sturdy fence at least four feet high.

**Screening:** Suitable screening must be provided to avoid any nuisance to adjoining residential properties. Where property abuts residentially zoned land, screening shall incorporate plantings at least six feet high that retain foliage year-round.

**Hours of Operation:** In residential districts, day care centers shall not be operated between 7:00 pm and 6:00 am.

**Licensing Requirements:** All required state licensing requirements must be met, and permits obtained.



PO Box 1835  
Greensboro, NC 27419  
919-850-1100  
817-460-0111 (24/7 FAX)

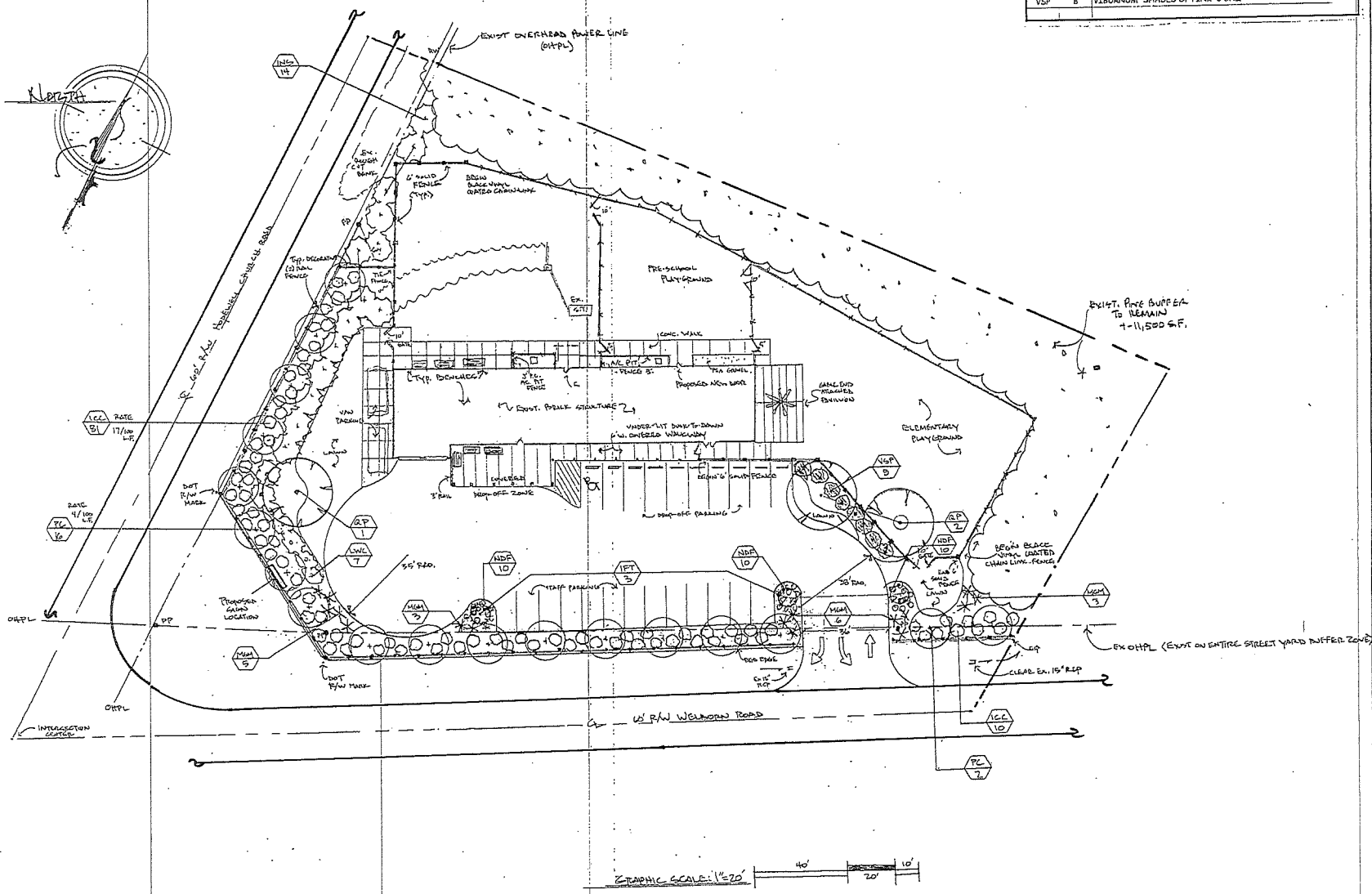
Graphical - Plant symbols, dimensions, notes, and other information which is not represented by a standard symbol or dimension.  
Plant symbols are represented by a standard symbol or dimension.  
Dimensions are represented by a standard symbol or dimension.  
Notes are represented by a standard symbol or dimension.

- CONSTRUCTION CHECKLIST**
- CADD/INFORM
  - PERMITS
  - UTILITIES
  - SURVEY
  - EROSION CONTROL
  - TREE REMOVAL
  - TREE PLANTING
  - SOIL STABILIZATION
  - MULCHING
  - IRRIGATION
  - FERTILIZATION
  - WEEDING
  - PRUNING
  - WATERING
  - MAINTENANCE

DATE: 11/10/11  
SCALE: 1/8" = 1'-0"

DRY-CABLE  
SCHEDULED SITE PLAN  
7/2 TRUCKS, 14 BUSES  
TOTAL 16,270  
TOTAL 1,572-24' TRUCKS

PLANT KEY:		
CODE	QTY	PLANT VARIETY - DESCRIPTION/SIZE
ICC	91	ILEX CORNUTA 'CARISSA' 3 GAL
IFT	3	ILEX 'TREE FORM FOSTER HOLLY' 7" B&B 50% CLEAR TRUNK
INS	14	ILEX X 'NELLIE R. STEVEN'S HOLLY' 5-8' B&B
LWC	7	PRUNUS LAUROCERASUS 'WEST COAST SCHIP LAUREL' 7 GAL
MEM	17	MISCANTHUS G. 'MORNING LIGHT MISCANTHUS' 3 GAL
NDF	30	MANDARINA DOMESTICA 'FIREPOWER' 3 GAL
PC	18	QUERCUS PALUSTRIS 10-12' B&B
QP	3	QUERCUS PALUSTRIS 10-12' B&B
VSP	8	VIBURNUM 'SHADES OF PINK' 3 GAL



GRAPHIC SCALE: 1/8" = 1'-0"

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1132, PAGE 327); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

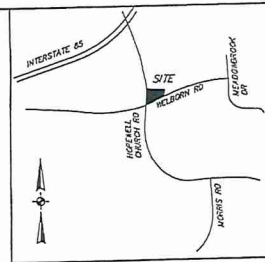
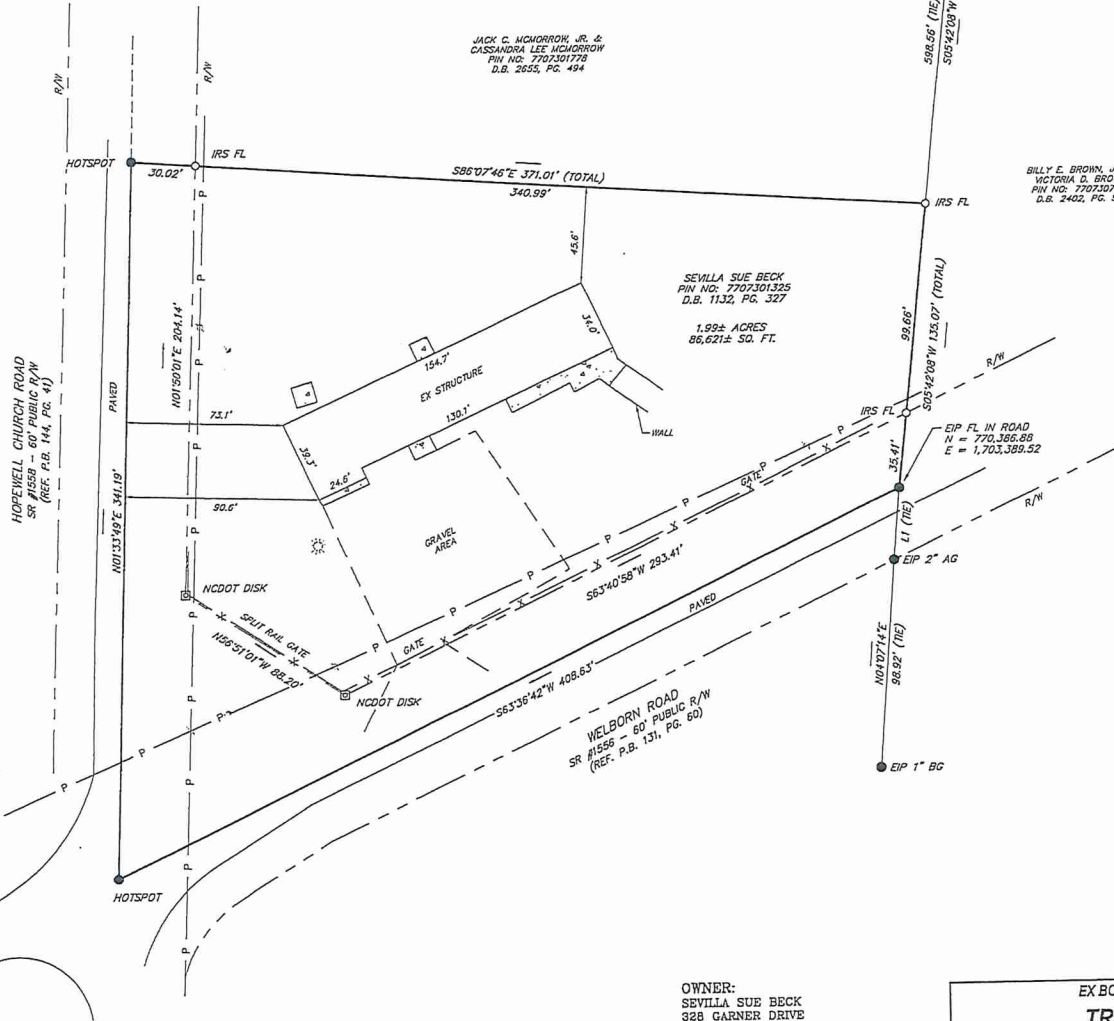
THIS 16<sup>TH</sup> DAY OF JANUARY 2024.

PROFESSIONAL LAND SURVEYOR L-5519



I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.10"
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: 01/12/24
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOD MODEL: 12B
- (8) COMBINED GRID FACTOR(S): 0.99989629
- (9) UNITS: U.S. FEET



VICINITY MAP NOT TO SCALE

Line Table		
Line #	Direction	Length
L1	N04°22'00"E	34.61

**GENERAL NOTES**

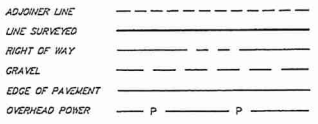
- 1) THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND.
- 2) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN HAZARD PROGRAM DATED JANUARY 2, 2008. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY; SEE COMMUNITY PANEL NO. J21222222222222222222.
- 3) ALL DISTANCES ARE HORIZONTAL. GRID DISTANCES UNLESS NOTED OTHERWISE.
- 4) IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 6) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 7) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NAD8300, NAD 83 (2011), AND NAVD 83 (GEOD 12B), AND COORDINATES WERE OBTAINED USING THE NCVRS SYSTEM.
- 8) NO NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.

**ABBREVIATIONS**

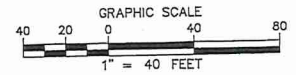
- EIP = EXISTING IRON PIPE/PIV
- DIR = EXISTING IRON ROD
- IRS = NEW IRON ROD SET
- R/W = RIGHT OF WAY
- AG = ABOVE GROUND
- BG = BELOW GROUND
- FL = FLUSH WITH GROUND
- EX = EXISTING
- PG = PACE
- D.B. = DEED BOOK

**LEGEND**

- EXISTING IRON PIPE/ROD
- NEW IRON ROD SET
- COMPUTED POINT (NOT SET)
- ⊗ NCGD DISK
- ⊕ UTILITY POLE
- ⊖ GUY WIRE



OWNER:  
SEVILLA SUE BECK  
328 GARNER DRIVE  
DENTON, NC 27289

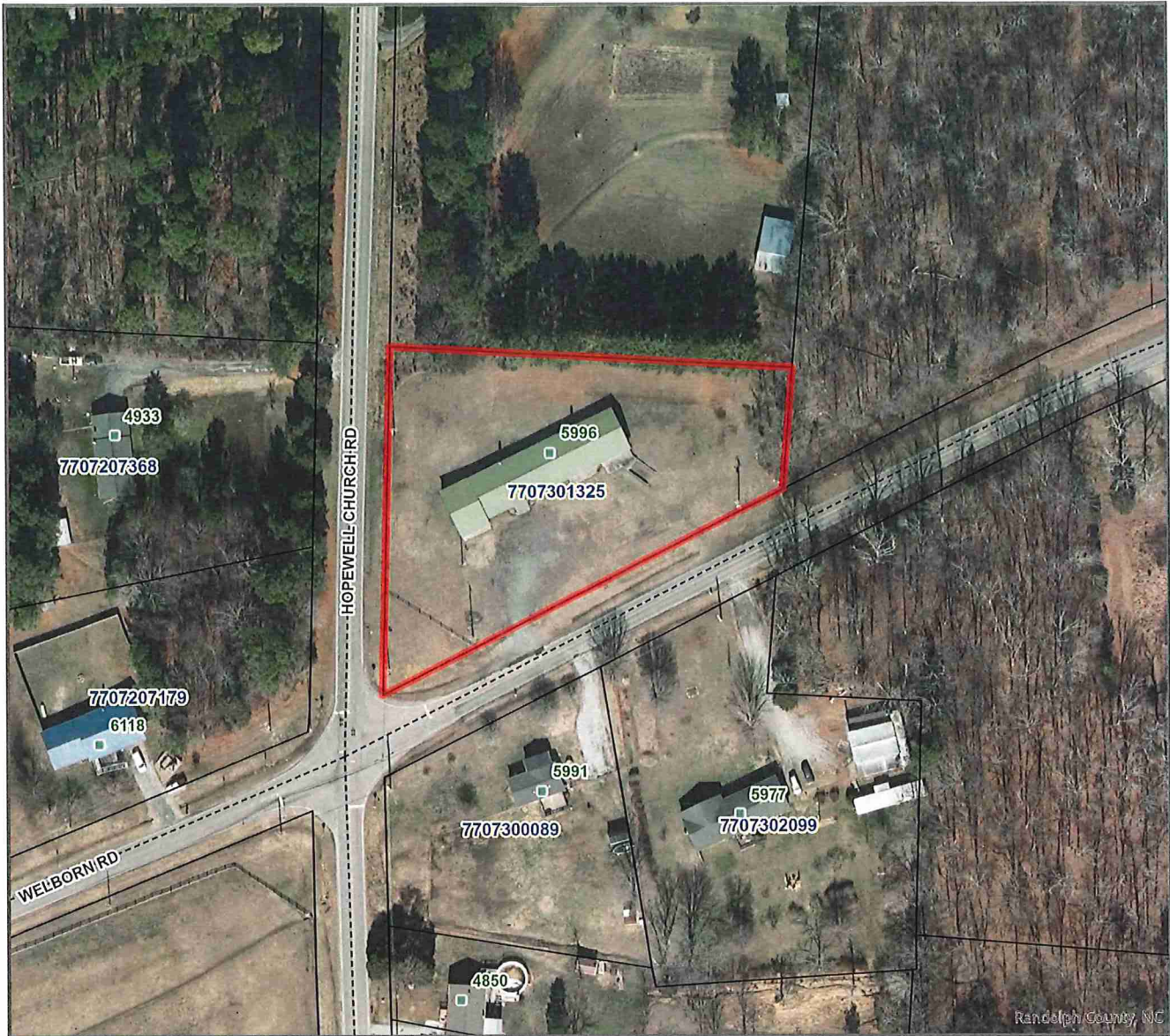


EX BOUNDARY SURVEY FOR  
**TRACY MAHAN**  
5996 WELBORN ROAD  
TRINITY TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA

*Summey Engineering Associates, PLLC*  
Engineering - Consulting - Surveying  
P.O. Box 5525, Asheville, NC 28804  
TEL: 828-252-2222 FAX: 828-252-2222  
NCE ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION #0325

Scale:	1" = 40'
Date:	01/15/2024
Drawn By:	SKM
Checked By:	ASC
Job No.:	220789

# Randolph County, NC



REID	20019	OWNER ADDRESS2	
PIN	7707301325	OWNER CITY	DENTON
TAXED ACREAGE	1.42	OWNER STATE	NC
PROPERTY DESCRIPTION	R1556;N	OWNER ZIP	27239
DEED BOOK & PAGE	001132/00327	LOCATION ADDRESS	5996 WELBORN RD
PLAT BOOK & PAGE		LOCATION ZIP	TRINITY,27370
OWNER	RAMSEY, SEVILLA SUE	DATA REFRESHED	1/28/2024
OWNER ADDRESS	328 GARNER DRIVE		



*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 = 141 feet**  
 1/29/2024