



City of Trinity Special Use Application

PIN # 7708323924

Date: August 13, 2024

Property Owner Information:

Property Owner: Alejandro Robles and Monica Ponce

Address: 6953 Quarter Horse Dr.

City: Trinity State: NC Zip: 27370

Phone: (home/work): 336-964-1179 (cell): _____

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

Applicant: Alejandro Robles and Monica Ponce

Address: 6953 Quarter Horse Dr.

City: Trinity State: North Carolina Zip: 27370

Phone: (home/work): 336-964-1179 (cell): _____

Site Information:

Property Address: 0 Surrett Dr.

Zoning District: HC

Are there any structures currently on the property? yes no

List structures: _____

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 R-40 Land Use Vacant

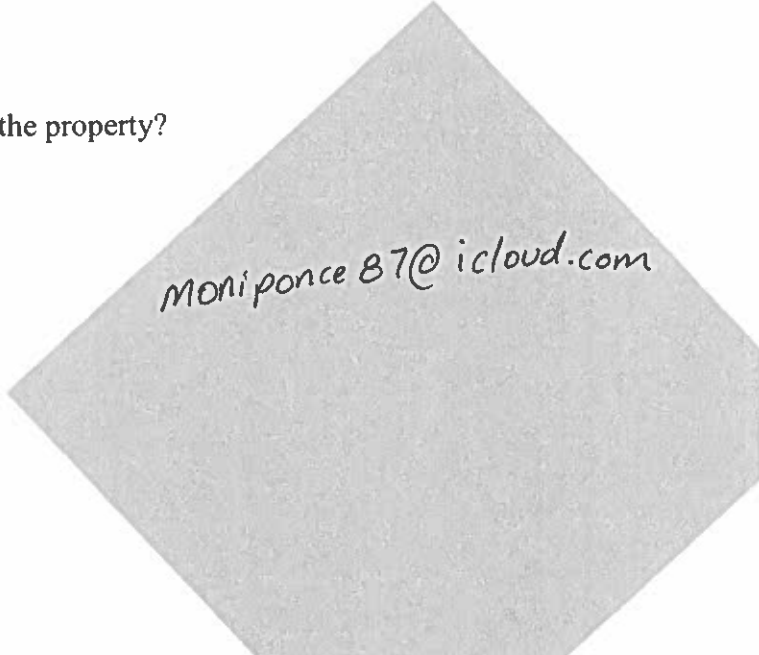
South: Zoning R-40 Land Use Vacant

East: Zoning R-40 Land Use Vacant

West: Zoning R-40 Land Use Vacant

Reason for Special Use Permit Request:

Outdoor Storage Yard



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. the property will meet all of the screening and fencing regulations laid out in the table of permitted uses with no “store front” operation.
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. The property is zoned HC, Highway Commercial and is located in a Primary Growth Area. The use would be consistent with the current Land Use Plan.
3. Explain how approval of this application will not substantially injure the value of adjoining property or that the use is a public necessity. There are already several business uses in the area from warehouse storage to automotive repair. We do not believe this use will be inconsistent with current land use patterns in the area and therefore would not injure property values.
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.: As stated above, there are already a number of business uses on Surrett Dr. in close proximity to this request and we believe that for this reason it would be in harmony with the area. The Land Use Plan has this area as a Primary Growth Area and supports this type of development in the area.

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

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:

Monica Ponce J.
(name of applicant)

Monica Ponce
(signature of applicant)

Jay Dall
(signature of Zoning Administrator)

9-3-24
(date)

Office Use

Date Received: _____

Fees Paid: _____

Planning Board Hearing Date: _____

City Council Hearing Date: _____

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Misc Receipt

Batch No	Receipt No	Trans Date
0000006382	0000022826	09/03/2024

Operator Code	Today's Date	Time
DCOMER	09/03/2024	11:34:16 AM

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

10-00-3345-400	Payment:	500.00
FEES/PERMITS		
0 SURRETT DR		

Total Due:	500.00
Total Tendered:	500.00
Change Returned:	0.00

Check Amount: 500.00

Paid By: Alejandro Robles And Monica Po
Check No 503 For \$500.00