



# Memorandum

---

**TO:** Richard McNabb, Mayor  
City of Trinity City Council

**FROM:** Jill Wood, Interim Planning & Zoning Director

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

**DATE:** October 15, 2024

**REF:** Fuerte and Ponce Request for Special Use Permit – Surratt Drive

---

**Summary:**

**ALEJANDRO ROBLES FUERTE AND MONICA PONCE**, Trinity, North Carolina, are requesting a Special Use Permit to operate an outdoor storage yard for their concrete business as per site plan. Property Location: Surratt Dr (200 feet south of Guil-Rand Fire Department Substation) on 0.67 acres, PIN#7708323924, Zoning District HC.

**The City Council decision shall be done by applying the land-use impact facts of the proposed special use to the following standards:**

- a) that the use or development is located, designed, and proposed to be operated so as to maintain or promote public health, safety, and general welfare.
- b) that the use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations.
- c) that the use or development is located, designed, and proposed to be operated so as not to substantially injure the value adjoining or abutting property, or that the use or development is a public necessity; and
- d) that the use or development will be in harmony with the area in which it is to be located and conforms with the general plans for the land use and development of the City of Trinity and its environment.

**Background:**

Ms. Ponce came to Council on August 12, 2024, and requested this property be rezoned from R40 to HC. At that meeting she stated that if this request was approved, she would be back to request a Special Use Permit to develop a contractor storage yard for their concrete business. The Council unanimously approved that request.

**Attachments:**

- Application for Special Use Permit
- Site Plan and Diagrams
- Property Map (County GIS)
- Site Photographs
- Special Use Permit Request Summary