



Memorandum

TO: Mayor and City Council

FROM: Jill Wood, Interim Planning Director

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

DATE: October 10, 2023

REF: Request for a Special Use Permit – 5839 Surrett Dr

Summary:

- 1. BC INGRAM INVESTMENTS LLC**, Archdale, North Carolina, is requesting a Special Use Permit to develop and operate a mini-warehouse storage facility with outside storage of boats, RVs, and vehicles (no junk vehicles) as per site plan. Property Location: 5839 Surrett Dr, 8.60 acres, PIN#7708331973, 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 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:

Mr. Ingram came to Council on August 14, 2023, and requested this property be rezoned from R40 to HC. At that meeting, he stated that if his request was approved, he would be back to request a Special Use Permit to develop a mini-warehouse facility. The Council unanimously approved that request.

Attachments:

- Application for Special Use Permit
- Site Plans
- Deed to Property
- County GIS Map of Property