



City of Trinity Special Use Application

PIN # 7708331973

Date: September 12, 2023

Note: Permitted special uses add flexibility to the zoning ordinance. Subject to high standards of design, certain property uses that would otherwise be undesirable in certain districts can be developed to minimize any harmful effects they may have on surrounding properties.

Property Owner Information:

Property Owner: B C Ingram Investments LLC
Address: P O Box 14430
City: Archdale State: N.C. Zip: 27263
Phone: (home/work) 336-442-8615 (cell) 336-442-3144

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

Applicant: Jeremy Ingram Bradley Ingram
Address: 2889 Kinley Trail
City: Archdale State: NC Zip: 27263
Phone: (home/work) 336-442-8615 (cell): 336-442-3144

Site Information:

Property Address: 5839 Surrett Dr
Zoning District: HC (Highway Commercial)
Overlay District: NA
Special Use Requested: Mini Warehouse Storage facility with outside storage of boats, RVs, and vehicles (no junk vehicles). _____

Are there any structures currently on the property? yes **X** no

List structures: NA

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

Vacant

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

North: Zoning HC	Land Use: Body Shop
South: Zoning R-40	Land Use: Church
East: Zoning R-40	Land Use: Vacant
West: Zoning R-40	Land Use: Residential

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? Any development within the City of Trinity is required to meet the regulations set forth in the City of Trinity Zoning Ordinance. These regulations are in place to ensure the health, safety and general welfare of 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? The plan and application as submitted do meet land use planning regulations.
3. Explain how approval of this application will not substantially injure the value of adjoining property or that the use is a public necessity. The property is in an area where commercial uses are already established. With the number of homes under construction that have HOA regulations as well as the fact that watershed regulations make the placement of accessory use buildings on small lots challenging, the mini warehouses would serve a public necessity.
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.: The City of Trinity Comprehensive Land Use Plan, adopted September 11, 2023, Goal ED 1 states that the city should: *“Support the development of commercial uses to provide needed services for residents and add to the City’s tax base.”* As stated above in the answer to number 3 there is a need for storage units in the City of Trinity. The use is in harmony with existing land use patterns in the area and zoning regulations will serve to ensure that harmony through development standards.

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.

Conditions of Approval & Notes:

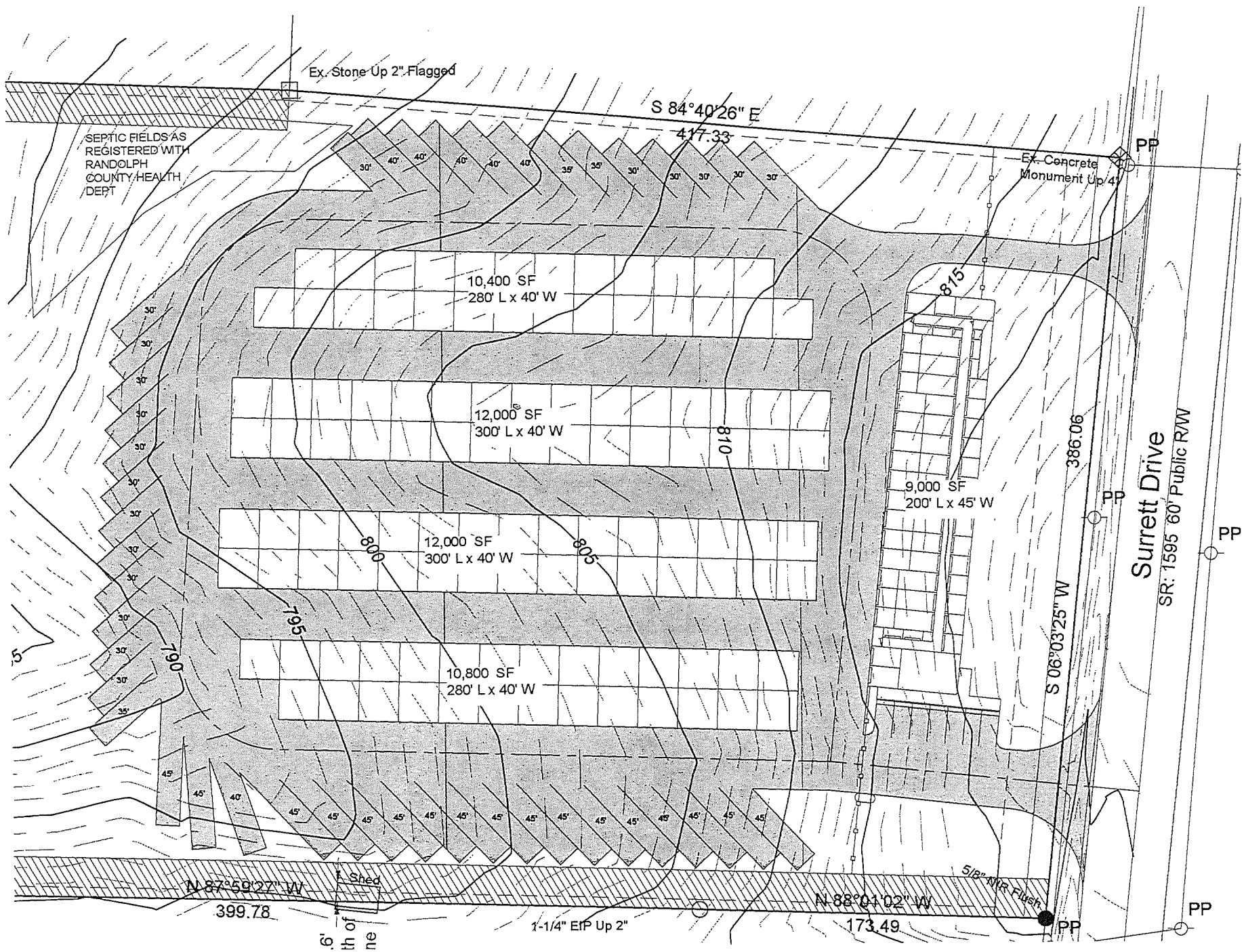
Bradley Ingram
(name of applicant)

Bing
(signature of applicant)

Jim Wood
(signature of Zoning Administrator)

9.12.2023
(date)

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



SEPTIC FIELDS AS REGISTERED WITH RANDOLPH COUNTY HEALTH DEPT

Ex. Stone Up 2" Flagged

S 84°40'26" E
417.33

Ex. Concrete Monument Up/4

10,400 SF
280' L x 40' W

12,000[±] SF
300' L x 40' W

12,000 SF
300' L x 40' W

10,800 SF
280' L x 40' W

9,000 SF
200' L x 45' W

N 87°59'27" W
399.78

Shed
6" th of ne

1-1/4" EFP Up 2"

N 88°01'02" W
173.49

5/8" AIR Filter

S 06°03'25" W
386.06

Surrett Drive
SR: 1595 60' Public R/W

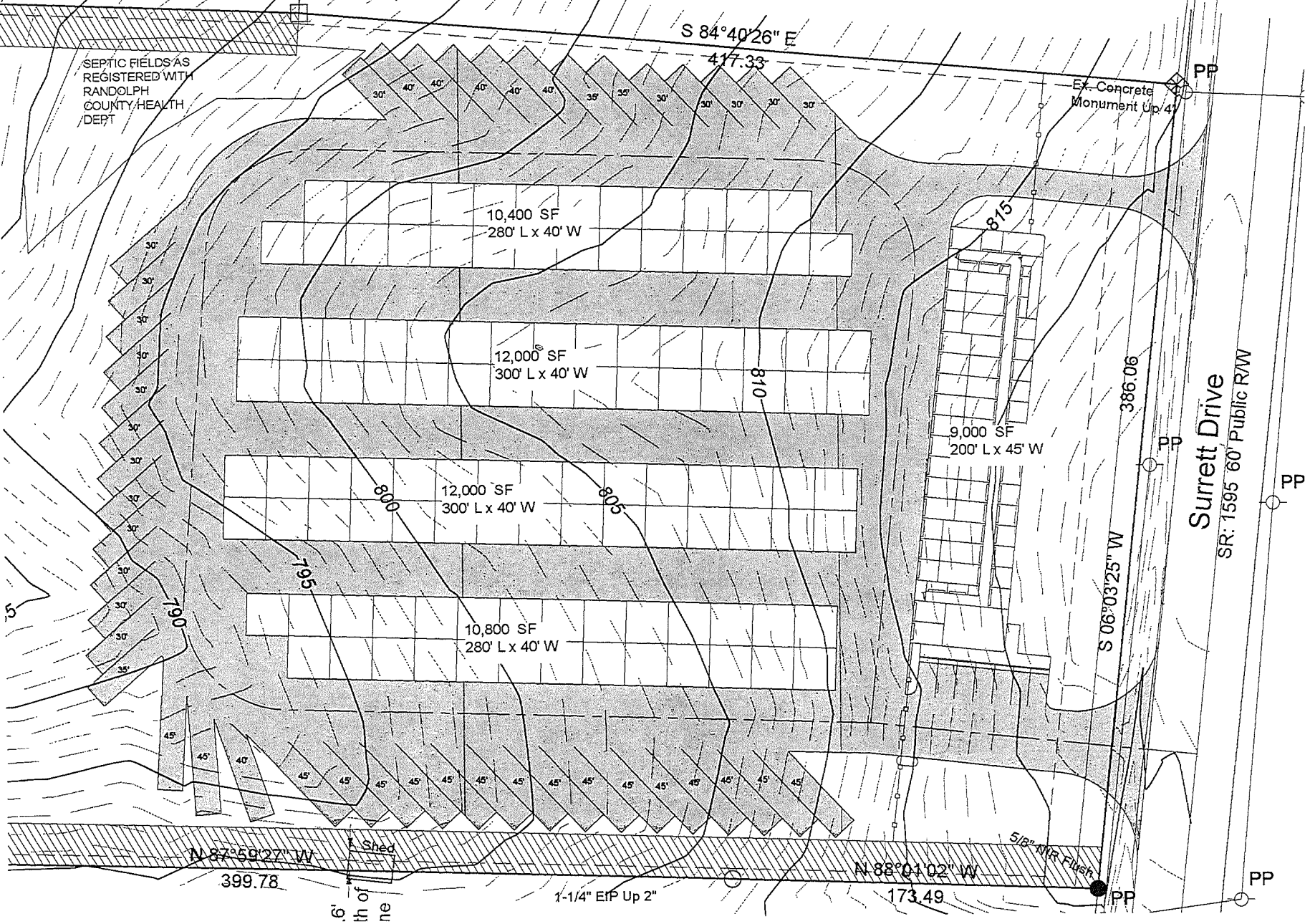
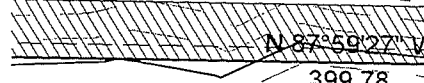
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BK 2834 PG 1735 - 1738 (4)
 This Document eRecorded:
 Fee: \$26.00 DocType: DEED
 Randolph County, North Carolina
 Krista M. Lowe, Register of Deeds

DOC# 20156490
 12/02/2022 03:00:44 PM
 Tax: \$340.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$340.00
Parcel ID:	7708-33-1973
Mail/Box to:	Grantee
Prepared by:	Kim W. Gallimore, Attorney
Brief description for the Index:	0 Surrett Dr., Trinity, Randolph Co., NC

THIS GENERAL WARRANTY DEED ("Deed") is made on the 2nd day of December 2022, by and between:

GRANTOR	GRANTEE
Thomas W. Bouldin, Trustee of the Bouldin Family Generation-Skipping Trust under Article V of the Will of Ora Mae W. Bouldin, Deceased Thomas W. Bouldin and wife, Betty T. Bouldin Thomas W. Bouldin, Executor of the Estate of Ora Mae W. Bouldin 203 Huntington Drive Chapel Hill, NC 27514	BC Ingram Investments LLC and Jeremy Ingram P.O. Box 14430 Archdale, NC 27263

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Randolph County, North Carolina and more particularly described as follows (the "Property"):

Beginning at a dogwood Banner Leache's corner in Spencer's line, thence North 21 rods to a stake in Spencer's line, thence West 96 rods and 6 inches to a stake in A.F. Yount's line, thence South 25 rods and 10 feet to a stone Banner Leache's corner in Yount's line, thence East 85 rods and 1 1/2 feet to the beginning corner, containing 16 acres or less.

submitted electronically by "Mark L. McGuire, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Randolph County Register of Deeds.

62071-00001

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Thomas W. Bouldin, Trustee
Thomas W. Bouldin, Trustee of the Bouldin Family Generation-Skipping Trust under Article V of the Will of Ora Mae W. Bouldin, Deceased

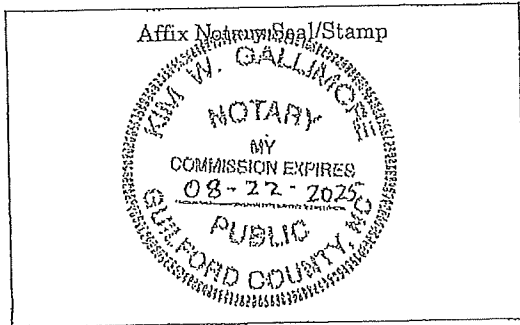
Thomas W. Bouldin
Thomas W. Bouldin

Betty T. Bouldin
Betty T. Bouldin

Thomas W. Bouldin, Executor
Thomas W. Bouldin, Executor of the Estate of Ora Mae W. Bouldin

STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I, Kim W. Gallimore, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 1st day of December, 2022 acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Thomas W. Bouldin, Trustee of the Bouldin Family Generation-Skipping Trust under Article V of the Will of Ora Mae W. Bouldin, Deceased; Thomas W. Bouldin and wife, Betty T. Bouldin and Thomas W. Bouldin, Executor of the Estate of Ora Mae W. Bouldin

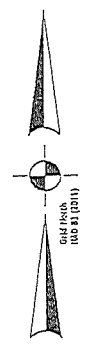
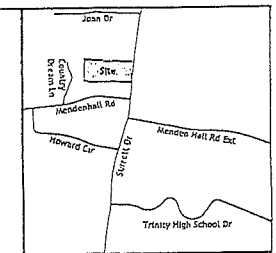
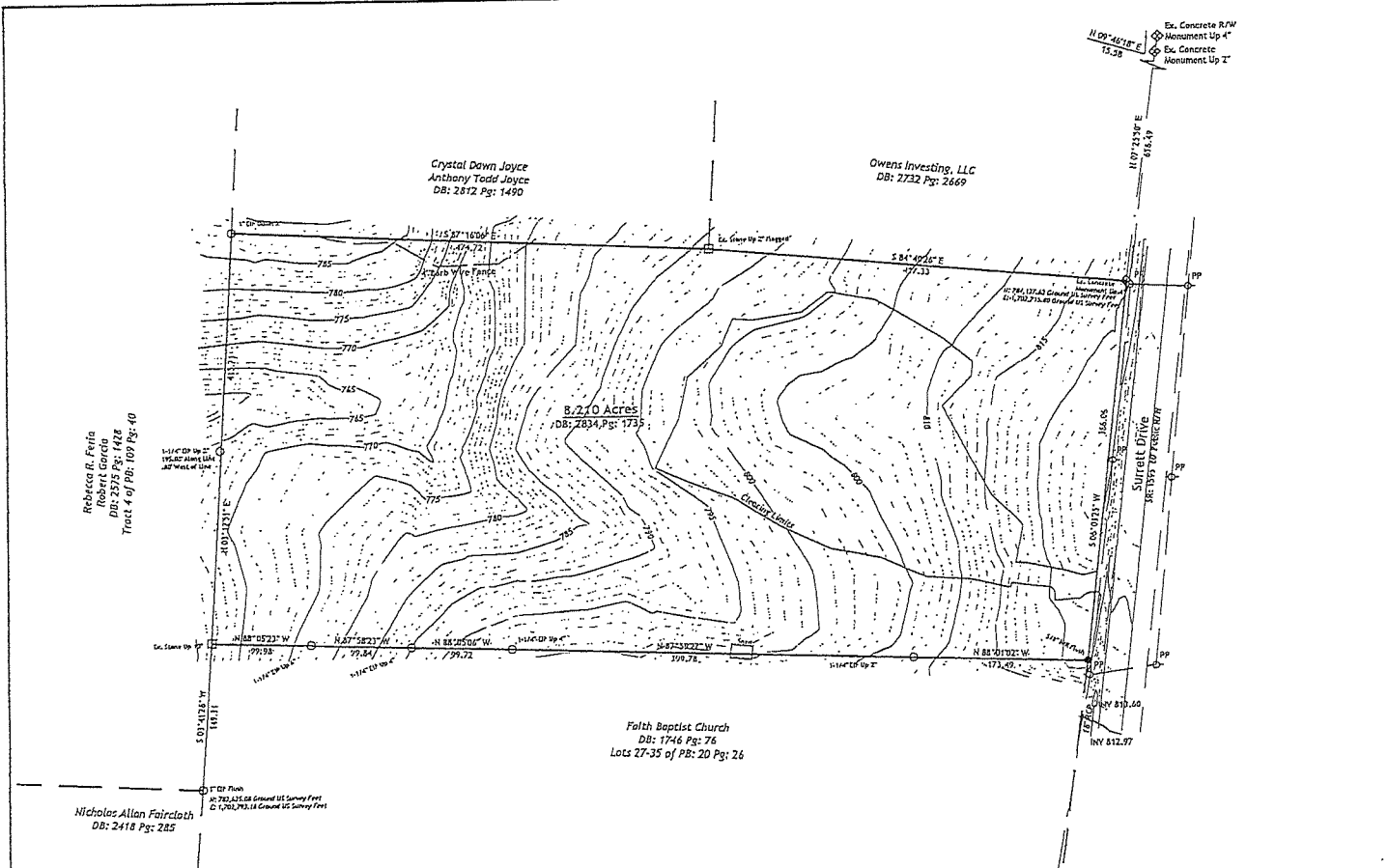


Kim W. Gallimore
Notary Public (Official Signature)

My commission expires: 08.22.2025

Exhibit A

62071-00001



<ul style="list-style-type: none"> Hardwood Tree Evergreen Tree Zone R/W - Right of Way Monument R/S - Railroad Spike NI - New Iron Rod XIP - New Iron Pipe OS - OSIS Monument DI - Existing Mail DI - Existing Iron Rod UIP - Existing Iron Pipe Existing Concrete Monument Survey Stake Computed Point / Point Not Set Well 	<ul style="list-style-type: none"> Catch Basin Tand Biter Storm Sewer Absehole Junction Box Drop Inlet Irrigation Control Valve Back Flow Preventer Water Valve Water Manhole Water Meter Fire Hydrant Fire Dept. Connection Utility Pole Telephone Pedestal Telephone Pole Transformer Communication Manhole SS - Sanitary Sewer SS Manhole SS Cleanout UGC Power Box Power Pole Light Pole Gas Pole Gas Valve Gas Meter Electric Manhole Electric Meter 100-Year Flood Hazard Line Spot Elevation
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THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

I, Dan W Tanner II, Professional Land Surveyor, certify that this plat is drawn with Horizontal Accuracy of 0.1' and Vertical Accuracy of 0.1' on benchmarks and 0.2' on existing contours.

Date of Survey: 02/07/2023
 I, Dan W Tanner II, Professional Land Surveyor, certify that:

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I, Dan W Tanner II certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2834, page 1735; that the boundaries not surveyed are indicated as drawn from information in Book See, page Notes or other reference source that the ratio of precision or positional accuracy is 1:10,000 +/-; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 This 9th day of February, 2023.

Seal
PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor

- Notes:**
- This project is not located within a special flood hazard area per NCFRIS. Map #: 37107708001 Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Tax PIN: 7708331973

Folch Baptist Church
 DB: 1746 Pg: 76
 Lots 27-35 of PB: 20 Pg: 26

Crystal Down Joyce
 Anthony Todd Joyce
 DB: 2872 Pg: 1490

Owens Investing, LLC
 DB: 2732 Pg: 2669

Rebecca R. Farris
 Robert Garcia
 DB: 2575 Pg: 1418
 Tract 4 of PB: 109 Pg: 40

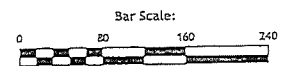
Nicholas Allan Faircloth
 DB: 2418 Pg: 285

Owners:
 BC Ingram Investments LLC
 Jeremy Ingram
 PO Box 14430
 Archdale, NC 27263

Survey For:
BC Ingram Investments & Jeremy Ingram

City of Trinity
 Trinity Township
 North Carolina
 Deed Book: 2834 Pg: 1735
 Scale: 1" = 80 US Survey Feet

Randolph County
 February 9, 2023



SURVEY CAROLINA, PLLC
 154 S. Fayetteville St., Suite B, Asheboro, NC 27203
 Phone Number: 336 625-8000
 Email: mail@surveycarolina.com

Firm #: P-1110
 Dan W Tanner II L-4787
 © 2023 Survey Carolina, PLLC

Job #: 14727

Randolph County, NC



REID	20934	OWNER ADDRESS2	
PIN	7708331973	OWNER CITY	ARCHDALE
TAXED ACREAGE	8.6	OWNER STATE	NC
PROPERTY DESCRIPTION	R1595;W	OWNER ZIP	27263
DEED BOOK & PAGE	002834/01735	LOCATION ADDRESS	5839 SURRETT DR
PLAT BOOK & PAGE		LOCATION ZIP	ARCHDALE,27263
OWNER	BC INGRAM INVESTMENTS LLC	DATA REFRESHED	9/10/2023
OWNER ADDRESS	P O BOX 14430		



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 = 188 feet
 9/12/2023