



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 8/11/2025

Department: Planning

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AGENDA ITEM TITLE

Rezoning 0 Mendenhall Rd. (PIN# 6798742704)

SUMMARY

NAMIEL PARRA, High Point North Carolina, is requesting that 4.64 acres located on Mendenhall Rd (PIN# 6798742704) be rezoned from RA to HI-CZ (Formally M1-CZ) It is the desire of the property owner to operate a semi-truck repair business as per the site plan.

Background:

The property owner was sent a notice of violation on September 27, 2024 which led him to apply for a rezoning. On January 27, 2025 the Trinity Planning Board considered the request and recommended DENIAL as inconsistent with the Trinity Land Use Plan. The motion to deny was passed with a vote of 5-0. The Trinity City Council heard the request on February 10, 2025 and voted to give Mr. Parra time to clean the property and re-hear the Request on May 12, 2025. At the May 12, 2025 meeting the city council was presented with photographs showing the property had made some progress but required further cleaning to abate the violation of September 27, 2024. The Council also heard testimony from adjoining property owners and Planning Staff concerning the noise level. In response to the noise complaint Mr. Parra agreed to place a building on the property to house the trucks being worked on and control the noise. The City Council voted to postpone the vote and allow Mr. Parra time to complete the cleaning and provide zoning staff with an updated site plan.

RECOMMENDED ACTION

Staff recommends the request be DENIED as stated in the determination of the Planning Board. We have received numerous complaints from residences and businesses in the area concerning the noise. It should also be noted the industrial uses in the area existed prior to the incorporation of Trinity. Efforts to further expand similar uses in the area have been discouraged as they are inconsistent with the land use patterns Trinity wishes to encourage in the area. These patterns are stated within the Comprehensive Land Use Plan adopted September 11, 2023.

ATTACHMENTS

Application for Rezoning

Rezoning Request Summary

Site Plan

Property Map (County GIS)

Notice of Violation

Site Photographs