



Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director

CC: Michael Burroughs, City Manager

DATE: 8/3/2026

RE: **Staff Report**

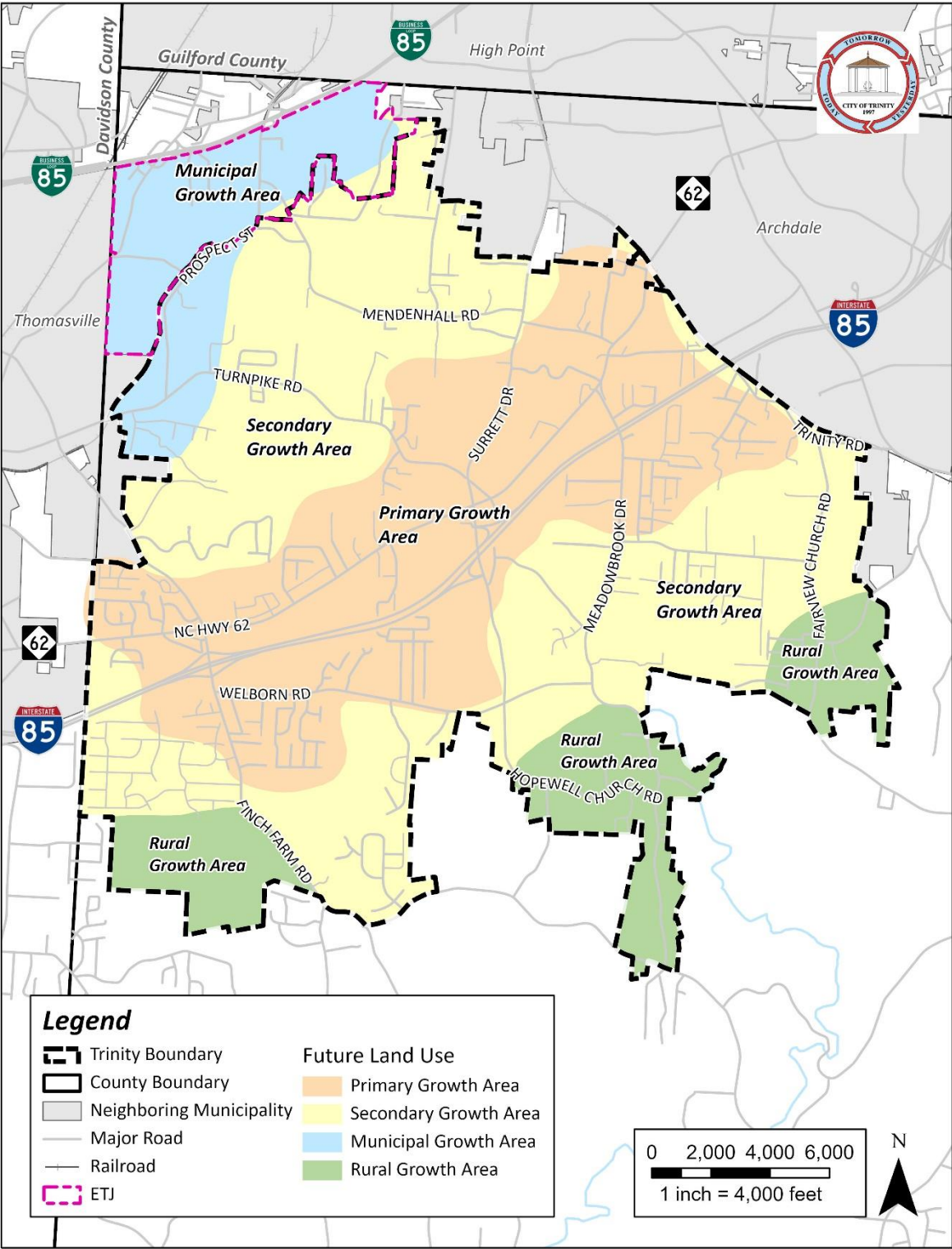
Request	
Property Owner:	Hector Maldonado
Zoning Request:	LI-CD (Amendment to Conditions)

Site Information	
Address:	6022 Circle Dr Ext
PIN#:	7708094404
Lot Size:	1.54 acres
DB/DP:	2875/1794
Utilities:	Davidson Water – Private Septic System
Future Land Use:	Municipal Growth Area

Transportation
Circle Dr Ext is just off Uwharrie Rd. Both roads are State Maintained.

Surrounding Land Use	
North	RA
South	RA
East	M1 (City of Archdale)
West	RA

VISION TRINITY – FUTURE LAND USE MAP



MUNICIPAL GROWTH AREA:
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This growth area is located on the northwest border of the City and includes the extraterritorial planning & zoning jurisdiction area. Transitional residential development is anticipated in this planning area. Coordinated intergovernmental planning between the City, Randolph County, and neighboring municipalities for land use, transportation, sewer infrastructure, scenic heritage asset preservation, and economic development is expected.

MUNICIPAL GROWTH AREA CHARACTERISTICS:

- Transitional residential development with higher density.
- Includes land within the City and extraterritorial planning & zoning jurisdiction area

Staff Analysis and Recommendation
History of the Property: The Council rezoned this property March 16, 2004 from Residential to Light Industrial Conditional Zoning with the following conditions : 1. No motor vehicle for sales or storage is located closer than 10 feet to the street line. 2. No outdoor servicing, repair or disassembly is allowed 3. Other than vehicles brought to the site for repair assessment, repair, and temporary storage, only vehicles capable of movement under their own power shall be permitted. 4. Temporary storage of wrecked or disabled motor vehicles is permitted as an accessory use. The date of commencement of storage shall be prominently displayed by the repair shop no longer than 90 days. All motor vehicles shall be stored within a suitably screened enclosure at least 6 feet high. No more than 10 disabled vehicles shall be stored on the premises at the time. 5. The entire property shall be kept in a clean, neat, and orderly condition. 6. Junkyards, automobile graveyards, disassembly plants or the outside storage of secondhand material for resale are prohibited in any form. 7. Permitted Uses • Automobile repair shop • Automobile body shops (excluding open storage of wrecked vehicles) • Automobile car-wash, drive through, requiring vehicle stacking • Automobile parts sales • Automobile service station • Automobile storage (excluding wrecked & junked vehicles) • Boats, recreational vehicles, sales and service • Machine shop, welding shop • Sign, on premise • Temporary buildings, incidental to development • Trailer rentals

8. Any building and associated storage and associated storage areas shall be developed on the eastern (right-hand) half the property.
9. The building associated with the automotive repair shop shall be permitted one garage door on the front and one on the rear of the building for entrance and exit. All repair bays shall be internally located within the building, and accessed by the garage doors.
10. A fifteen-foot wide buffer of existing trees shall be retained around the perimeter of the rezoning site, except as follows; the frontage of the site from the western side of the entrance driveway to a point midway on the eastern property line may be cleared of vegetation for development purposes and visibility to customers.

Code Enforcement has been working with the property to bring the property into compliance with current Zoning Regulations.

The Planning Board reviewed the request at their July 20, 2026, meeting and found this request:

- meets the requirements of the Comprehensive Land Use Plan;
- is consistent, reasonable, and in the public interest; and
- the Planning Board recommended that this request be **approved** by the City Council, however, the final permit should be held until the property owner complies with Conditions as proposed.

Application/Site plan considerations:

- The property was approved by City Council in 2004 to allow industrial development with conditions.
- This is a request to amend the Conditional Zoning.
- All industrial development would be required to meet all fencing/buffering requirements of the Land Management Ordinance. The new Land Management Ordinance requires fencing and/or buffering for commercial zoning districts when adjoining residential zoning districts.
- The property owner has proposed fencing for all outside storage.