



City of Trinity
Rezoning Request Application

The undersigned does hereby respectfully make an application and request that the City of Trinity amend the Official Zoning Map as hereinafter requested, and in support of this application the following facts are shown:

Zoning: Current Zoning **LI-CD** Requested Zoning **LI-CD (Amend Conditions)**

Property Owner Information

Property Owner: **Hector Maldonado**
Address: **6022 Circle Dr Ext**
City/State Zip: **Archdale NC 27263**
Phone: **(336)669-5172**

Site Information

PIN #: **7708094404**
Property Address: **6022 Circle Dr Ext**
Deed Book and Page: **2875 / 1794**
Parcel Size: **1.54 acres**
Site Plan Attached

Statement of Proposed Conditions:

1. Proposed allowable uses of the property – automobile repair shop, automobile parts sales, automobile storage, machine shop, or welding shop.
2. Junkyard, automobile graveyard, disassembly plant or visible outside storage of secondhand material will **not** be permitted.
3. Temporary storage of wrecked or disabled motor vehicles shall be maintained within the opaque fenced storage area to the rear and side of building (as per site plan). No vehicles shall be stored on the premises for more than 120 days.
4. Driveway areas shall be used for customer/employee parking and shall **not** be used for storage of vehicles.
5. No outdoor servicing, repair or disassembly will be permitted outside of the building or opaque fenced area (as per site plan).
6. Entire property outside of opaque fenced area will be kept in clean, neat and orderly condition. Grounds (outside of fenced area) shall be seeded and straw applied. Property shall be maintained as per site plan submitted and attached to this application.
7. No motor vehicles shall be located closer than 10 ft. from the road right-of-way.

Note: Information and Fee Required from Applicant and Processing of Information is \$600 (Six Hundred Dollars); Applicants must present the following information as required by Article 4.3 of the Land Management Ordinance:

1. A completed City of Trinity rezoning application, signed by the property owner, to include required fees;
2. An accurate survey of the property to be rezoned;
3. A deed that establishes ownership of property proposed for rezoning;
4. Submittals for rezoning requests expected to generate 100 trips during peak hours or 1,000 average daily trips shall include a Traffic Impact Analysis prepared by a licensed traffic engineer; and,
5. A rezoning fee established by the City Council shall be required. Processing of zoning amendment applications shall begin within ninety (90) days from submission to the City Clerk. If more than one tract or parcel is being sought for rezoning at the same time by a single applicant, each parcel having a different zone shall constitute a separate rezoning request.

Gary Mauldin
Name of Applicant

Gary Mauldin
Signature of Applicant

5/27/26
Date

Hen Ru Sha M
Name of Property Owner

Hen Ru Sha M
Signature of Property Owner Authorized Agent

5-29-26
Date

Office Use

Date Received: _____

Application #: _____

Staff Review: _____ Comments

Planning Board Review: _____

City Council Review: _____

Rezoning Request: #

Form#11714

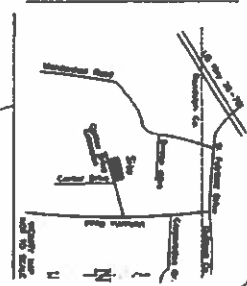
DR	ENDING DATE AND
DATE	FOR THE YEAR
TYPE	NAME OF SERVICE
USE	USE TO CHECK
CH	CHECKED BY/DATE
IP	POWER FOLD
ALL	ANNUAL SALARY USE
CD	USE FOR
CC	PERIODIC SERVICE USE
PC	POST
---3---	OVER LINE FIVE

[illegible]

Note: Total Proposed Improvements
Areas $\approx 17,700$ Sq. Feet
Improvements Areas in Wetlands
 $\approx 78,404$ Sq. ft $\times 0.24 = 18,817$ Allowed.

Kevin Peters
DB 2905 Pg 65

Map of
R. B. Gantt & H. A. Knight
Property
Pg 4 Pg 105
1



Circle Drive
35' r/w, PB 4 Pg 105
Public per PB 187 Pg 50

PRELIMINARY PLAT
For Review Only

Circle Drive Extension
35' (w/lt. var.) PB 4 Pg 105, gravel & soil drive
private drive per PB 187 Pg 50

PRELIMINARY PLAT
For Review Only

± 1.754 Acres!

DB 2875 Pg 1794
Tracts 1 & 2
Lots 84-87, PB 4 Pg 10

2753 Pg 1518
284 Pg 105

**THE COUNTY LAND SURVEYING
11 1/2 WEST MAIN STREET
TWIN FALLS, ID. 83403**

Vendor Name: Super International / Vign. Plast. Sdn. Bhd. 4622 Cass. Day Company, Singapore, Inc. 0781	
Estimated Qty: 20000 P-12	Check No.: 200411
Order No.: 1112	Date: 11/09/04
Approved by: U. A. S.	Approved by: U. A. S.
Quantity: Sample	Unit: 1700000000
Vendor's Name: PLAST. INC.	Item #: 20040

BK 2875 PG 1794 - 1796 (3) DOC# 20170882
This Document eRecorded: 09/15/2023 01:00:10 PM
Fee: \$26.00 DocType: DEED Tax: \$337.00
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

Tax Parcel Identifier Number: 7708094404 & 7708095499 Revenue Stamps: \$337.00

This instrument was prepared by: Cecil & Cecil, P.A. – Without Survey

Return to: Grantees

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made September 14, 2023, by and between

GRANTOR	GRANTEE
Elephant Properties, Inc., a North Carolina Corporation	Hector Rene Salazar Maldonado and Hector Jesus Garcia Salazar, as joint tenants with rights of survivorship
Mailing Address: 1006 Hasty School Road Thomasville, NC 27360	Mailing Address: 6022 Circle Drive, Ext. Archdale, NC 27263

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP all that certain lot or parcel of land situated in Trinity Township, Randolph County, North Carolina, and more particularly described as follows:

See "Exhibit A" attached hereto and incorporated herein by reference.

Said parcel has the address of 6022 Circle Drive Ext., and 0 Circle Drive Ext., Archdale, NC 27263.

The real property referenced herein does not include the primary residence of the Grantor .

Submitted electronically by "Cecil & Cecil, 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.

For back reference see deeds recorded in Deed Book 2745, Page 2510 and Deed Book 2782, Page 2390, Office of the Register of Deeds of Randolph County, North Carolina.

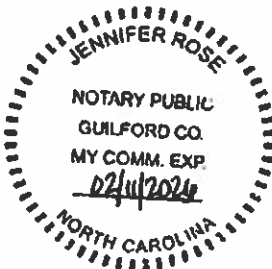
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year of the Notary acknowledgment herein.



ELEPHANT PROPERTIES, INC.

By: Jennifer Willard (SEAL)
JENNIFER WILLARD, PRESIDENT

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jennifer Willard, President of Elephant Properties, Inc.

Date: 09/14/2023

Jennifer Rose
Notary Public
My Commission Expires: 02/11/2024

Exhibit A**Tract 1:**

Being all of Lot Nos. 84, 85, 86 and the western one-half (1/2) of Lot 87 as shown on plat titled "MAP OF R.B. GANTT & H.A. KNIGHT PROPERTY" duly recorded in Plat Book 4, Page 105, Office of the Register of Deeds for Randolph County, North Carolina.

Subject property more commonly known as: 6022 Circle Drive Extension, Trinity, NC 27263
Randolph County Tax Parcel Number: 7708094404

For back reference see deed recorded in Deed Book 2745, Page 2510, Randolph County Registry.

Tract 2:

BEGINNING at an iron pipe, the southeast corner of Lot No. 87 of the property of R.B. GANT AND H.A. KNIGHT, a map of which is duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina, in Plat Book 4, Page 105, and proceeding in a northerly direction along the common boundary line of Lots Nos. 87 and 88 for 193.5 feet to the northeastern corner of lot No. 87; thence in a westerly direction with the northern line of Lot No. 87 for 50 feet to a point; thence in a southerly direction parallel to the common boundary line of Lots Nos. 88 and 87 for 193.4 feet to a point on the southern boundary line of Lot No. 87; thence in an easterly direction along the southern boundary line of lot No. 87 to the POINT AND PLACE OF BEGINNING. The same being the eastern one-half of Lot No. 87 as shown on that certain plat recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Plat Book 4, Page 105.

Randolph County Tax Parcel No: 7708095499

For further reference see deed recorded in Deed Book 2782, Page 2390, Randolph County Registry.

1022

Randolph County, NC



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 = 94 feet
4/1/2026

2022

Randolph County, NC



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 = 94 feet
2/19/2026