



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 8/3/2026

Department: Planning

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AGENDA ITEM TITLE

Hector Maldonado Rezoning Request to Amend the Conditions of the Property

SUMMARY

HECTOR MALDONADO, Archdale, North Carolina, is requesting that 1.54 acres located at 6022 Circle Dr Ext, PIN# 7708094404, be rezoned from LI-CD to LI-CD. It is the desire of the property owner to amend the Conditions applied to the property. The following are the proposed amendments:

- 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 (minimum of 8 ft. high fence) 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.

RECOMMENDED ACTION

The Planning Board heard this request at public meeting on July 20, 2026, and recommended unanimously that the City Council approve the request as consistent with the Trinity Land Use Plan. The Planning Board recommended placing a hold on the final permit until the property owner has come into compliance with the Conditions placed on the property.

ATTACHMENTS

- Application
- Site Plan
- County GIS Map
- Staff Report