



# Memorandum

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**TO:** City of Trinity Planning Board

**FROM:** Jay Dale, Planner

**CC:** Stevie Cox, City Manager  
Robert Wilhoit, City Attorney

**DATE:** November 18, 2024

**REF:** Request for Conditional Use Revision – NC HWY 62.

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**Summary:**

**UNILIN NORTH AMERICA LLC (MOHAWK)**, Trinity, North Carolina, is requesting that 29.1 acres located at NC HWY 62, PIN#6787912252, have the conditions of its current M2-CZ zoning amended to allow the addition of a 266-space employee parking lot as per the site plan.

**History:** The property was zoned M2-CZ by the City Council in 2017. See attached approved site plans.

**Attachments:**

- Rezoning Request Summary
- Application for Rezoning Request
- Site Plans
- Property Map (County GIS)
- NCDEQ Erosion and Sedimentation Control Approval
- Site Plans approved in 2017

## **REZONING REQUEST SUMMARY**

On November 12, 2024, the Trinity Technical Review Committee considered the following request, and recommended to the Planning Board that this request to amend the Conditions of the existing M2-CZ Zoning be approved, as consistent with the Vision Trinity Land Use Plan with the following added conditions:

- Proposed parking area and existing drives be paved or concreted
- Additional row of evergreen trees be added to the existing buffer
- NCDOT approval of driveway permit

**UNILIN NORTH AMERICA LLC (aka Mohawk), Trinity, North Carolina, is requesting an amendment to the Conditional Zoning of 29.10 acres located on NC HWY 62, PIN#6787912252, Zoning District M2-CZ. It is the desire of the property owners to add a 266-space employee parking lot as per the site plan.**

### **Application/Site plan issue to consider:**

- **Noise, dust, and traffic concerns from the adjoining residential neighborhood.**
- **Property was originally zoned M2-CZ by City Council in 2017.**

### **Adjoining Zoning:**

This site is located on NC Hwy 62. PIN# 6787912252. The property to the north is zoned (R-40) and the property to the east is zoned (R-40 and RA). The property is adjoined to the west by the County line and to the south by I-85.

### **Transportation:**

NC Hwy 62 is maintained by NCDOT.

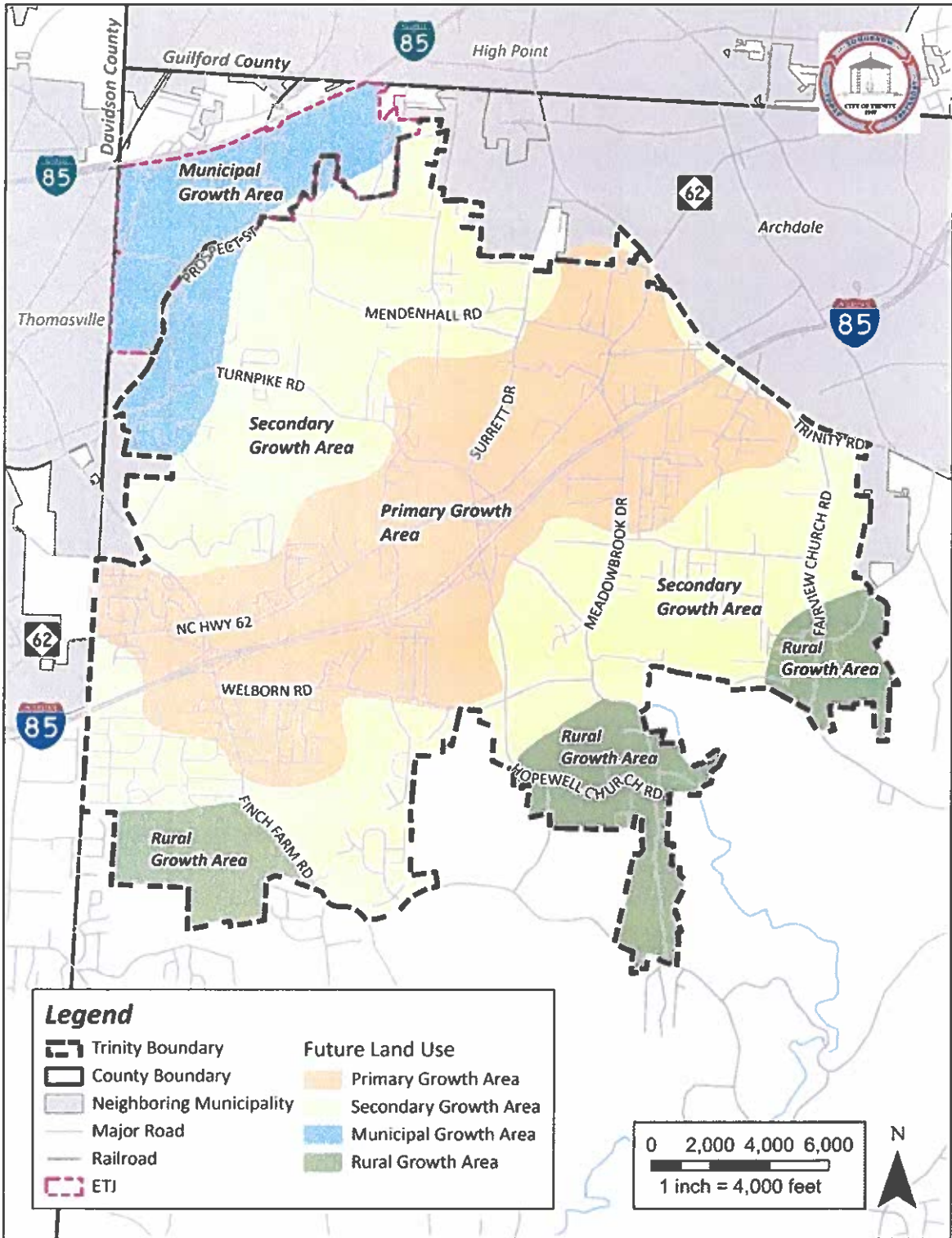
### **Future Land Use Category: PRIMARY GROWTH AREA**

This growth area is located along the I-85 and NC HWY 62 corridors. The area is generally aligned with the City's phased sewer expansion plan to direct the majority of public service demand to a manageable area. It includes areas that are likely to have access to urban infrastructure services such as water and sewer service, within the foreseeable future. The Primary Growth Area is predominately mixed use that will include residential and commercial uses. Development adjacent to existing neighborhoods should be designed and scaled to serve those neighborhoods and establish walkable connections with them. Development surrounding the intersections is intended to be of a higher density serving the region as well as the city.

#### **PRIMARY GROWTH AREA CHARACTERISTICS:**

- Close to I-85 and NC HWY 62.
- Likely to have access to sewer in the foreseeable future.
- Predominately mixed use including residential, office and commercial.
- Highest density residential development.

# VISION TRINITY FUTURE LAND USE MAP



## REZONING CRITERIA

Article XVII, Amendments and Changes of the Zoning Ordinance states:

### **Section 17-1      Motion to Amend.**

- (1) Council Authority to Amend - The City Council may, on its own motion or upon the recommendation of the Planning Board, staff or upon petition by any person within the zoning jurisdiction, after public notice and hearing, amend, or repeal the regulations or the maps which are a part of this ordinance. No regulation or maps shall be amended, supplemented, changed, modified, or repealed until after a public hearing in relation thereto, at which all parties in interest and citizens shall have an opportunity to be heard. Third-party down-zonings shall be prohibited.
  
- (2) Notice and Public hearing on Amendment Planning and Zoning Board Review
  - a. Posting of Property – When a zoning map amendment is proposed, the local government shall prominently post a notice of the hearing on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required but the local government shall post sufficient notices to provide reasonable notice to interested persons.
  - b. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor (NCGS 160D-602).

City Council Public Hearing

  - c. Hearing with Published Notice. - Before adopting, amending, or repealing any ordinance or development regulation authorized by 160D-601(a), the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.
  - d. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days.
  
- (3) Information and Fee Required from Applicant and Processing of Information - Applicants must present the following information:
  1. a completed rezoning application.
  2. an accurate survey of the property to be rezoned,
  3. a deed or legal description which establishes ownership, and,
  4. if the proposed zoning boundary splits an existing parcel, a metes and bounds description shall be required in addition to the survey.

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. However, this requirement is not intended to prevent the Planning Board or City Council from delaying action after review by either body. 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.

- (4) Planning Board Review – Subsequent to initial adoption of a zoning ordinance, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comments. Any development regulation other than a zoning regulation that is proposed to be adopted pursuant to 160D-604 may be referred to the planning board for review and comment. If no written report is received from the Planning and Zoning Board within thirty (30) days of referral of the amendments to the Board, the City Council may proceed in its consideration of the amendment without the Planning Board report. The Council is not bound by the recommendation, if any, of the Board.
- (5) Plan Consistency - The Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.  
The Planning Board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.
- (6) Council Statement – Prior to adopting or rejecting any zoning amendment, City Council must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the Council considers the action taken to be reasonable and in the public interest. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board (NCGS 160D-605).
- (7) Withdrawal of Request - Any applicant for rezoning may withdraw his/her petition any time prior to consideration by the Planning Board. If the applicant should choose to withdraw his/her petition after being reviewed by the Planning Board but before it is to be considered by the City Council, he/she must do so in writing no later than 5 p.m. on the first Friday following the last Planning Board meeting where the item was dispensed. Failure to withdraw the rezoning petition by that time, shall cause it to advance automatically to the City Council for consideration at their next regular session, provided however that City Council may in its discretion, allow the withdrawal of a rezoning petition at any time for cause upon request by an applicant.
- (8) Resubmission of Application - Should a petition for the amendment of these regulations and/or maps be denied by action of the City Council, the applicant may resubmit an application for rezoning for the same tract or parcel within the same calendar year so long as the request for rezoning is dissimilar to the original request denied by the City Council. Should the second request be denied by the City Council, the applicant must withhold all petitions for rezoning said tract or parcel for a period of twelve (12) months from the date of the second denial by the City Council.



City of Trinity  
Rezoning Request Application

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

Zoning: Current Zoning \_\_\_\_\_ Requested zoning \_\_\_\_\_  
Conditional: **Conditional Use Revisions**

Property Owner Information

Property Owner: Unilin North America, LLC  
Address: 550 Cloniger Drive  
City: Thomasville State: NC Zip: 27360  
Phone: (336) 313-4000

Site Information

PIN # 6787912252  
Property Address: 550 Cloniger Drive, Thomasville, NC 27360  
Deed Book: 002555 Page: 00186  
Area: 29.1 Acres

Parcel Map: \_\_\_\_\_ Site Plan: \_\_\_\_\_

Applicant Information

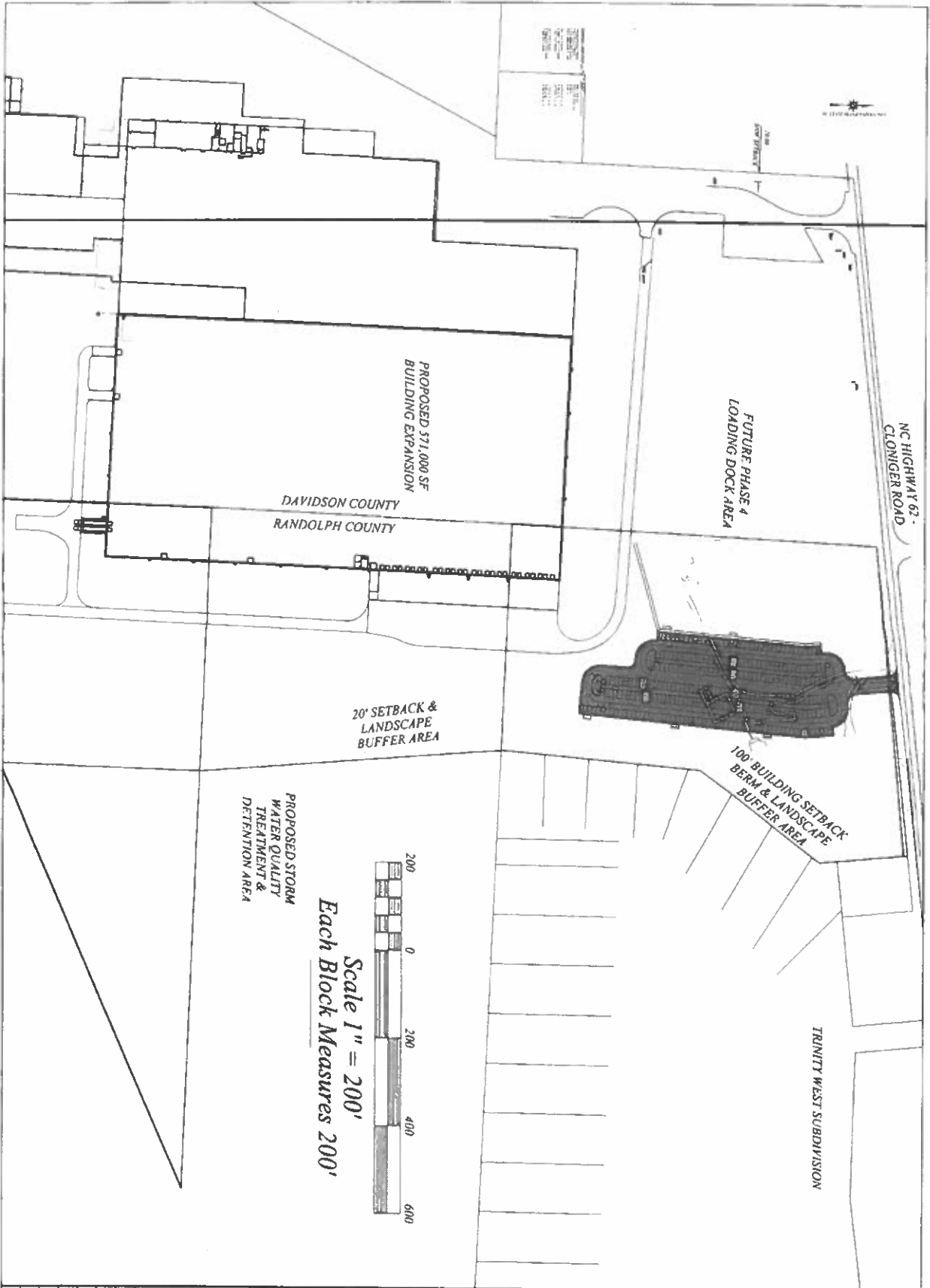
Applicant: Unilin North America, LLC  
Address: 550 Cloniger Drive  
City: \_\_\_\_\_ State: NC Zip: 27360  
Phone: (336) 313-4000

Statement of Conditions:

Unilin, NA, LLC (aka Mohawk) is requesting approval to add a 266 Space employee parking lot. The original Conditional Use Stipulations were established in 2017 and did not include the proposed employee parking lot addition. Please see the attached drawings showing the originally approved plans (2017) and the 2024 proposed parking lot expansion

Rezoning Request: #





DATE	DESCRIPTION	BY	CHKD

UNILIN FLOORING, LLC  
 ILLUSTRATIVE DRAWING  
 TRINITY, NORTH CAROLINA  
**PROPOSED PARKING  
 EXPANSION PLAN**

NO.	DESCRIPTION	DATE	BY	CHKD



1001 Chestnut Drive  
 SMITHFIELD, NC 27577



# Randolph County, NC



REID	94616	OWNER ADDRESS2	160 S INDUSTRIAL BLVD
PIN	6787912252	OWNER CITY	CALHOUN
TAXED ACREAGE	29.1	OWNER STATE	GA
PROPERTY DESCRIPTION	R62;S	OWNER ZIP	30701
DEED BOOK & PAGE	002555/00186	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	Not available	LOCATION ZIP	No ZIP
OWNER	UNILIN NORTH AMERICA LLC	DATA REFRESHED	11/17/2024
OWNER ADDRESS	ATTN: TAX DEPARTMENT		



*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**  
 11/18/2024



Jesse Wilson &lt;sudspa@gmail.com&gt;

**NCDEQ Erosion & Sedimentation Control Letter of Plan Approval CRM:0197149**

1 message

**SVC\_DoNotReply-DEQPermits** <DoNotReply-DEQPermits@deq.nc.gov>

Thu, Oct 24, 2024 at 11:13 AM

To: "Unilin North America, LLC" &lt;Bart\_strofferis@mohawkind.com&gt;, "Site &amp; Utility Design Services, P.A. DBA Wilson Engineering Group" &lt;sudspa@gmail.com&gt;



North Carolina Department of Environmental Quality  
Division of Energy, Mineral & Land Resources  
Land Quality Section

**Roy Cooper**  
*Governor*  
**Mary Penny Kelley**  
*Secretary*  
**William Vinson Jr. (Acting)**  
*Director*

10-24-2024

**LETTER OF APPROVAL**

Unilin  
North America, LLC  
550  
Cloniger Drive  
Thomasville, NC  
27360

RE: Project Name: Mohawk South Side Building Expansion  
Acres Approved: 13.99  
Application ID: PA-007735  
Permit Number: RANDO-2025-0116  
Address: 550 Cloniger Drive  
City: Thomasville  
County: Randolph  
River Basin: Yadkin - Pee Dee  
Stream Classification: WS-III: Water Supply III  
Plan Type: Revised Plan

Dear Unilin  
North America, LLC,

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. Please see the attached Application Report (FRO form), Letter of Approval (LOA) and the Certificate of Approval (COA), if applicable. The Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

The attached, signed, digital copy of the letter may be used to submit with your electronic Notice of Intent (eNOI) in order to receive your Certificate of Coverage (COC). As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a COC under the NCG010000 Construction Stormwater General Permit. After the form is reviewed and found to be complete, you will receive a link with payment instructions for the \$120 annual permit fee. After the fee is processed, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. The eNOI form may be accessed at [deq.nc.gov/NCG01](http://deq.nc.gov/NCG01). Please direct questions about the eNOI form to the [Stormwater Program staff](#) in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to insure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility/Ownership Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. In addition, it would be helpful if you notify this office of a change to the proposed starting date for this project. Please notify us if you plan to have a preconstruction conference.

**General Comments:**

1. Please print this email as your Letter of Approval for your NCG010000 Certificate of Coverage application.
2. Please notify this office prior to your pre-construction conference for this project by calling (336) 776-9800 and asking to speak with the Land Quality inspector for your county. Permission must be obtained and granted from NC DEQ DEMLR prior to the removal of any ESC measures. All additional permits should be obtained, as necessary, prior to beginning construction. [GS 113A-51, 15A NCAC 4B .0120]
3. Any off-site borrow and waste required for this project must come from a site with an approved erosion control plan, a site regulated under the Mining Act of 1971, or a landfill regulated by the Division of Solid Waste Management. Trash/debris from demolition activities or generated by any activities on site must be disposed of at a facility regulated by the Division of Solid Waste Management or per Division of Solid Waste Management or Division of Water Resources rules and regulations. [15A NCAC 4B .0110]
4. Additional measures may be required - The applicant is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the applicant must take those additional steps necessary to stop sediment from leaving this site. [15A NCAC 4B .0115]
5. The NCG01 has a \$120 yearly fee and our office often receives closure inspection requests days prior to yearly NCG01 fee payment due dates. Be advised the project requires a closure inspection report by DEMLR prior to filing the Notice of Termination (NOT) to terminate NCG01 coverage. The closure inspection should not be requested until after the site has achieved full vegetative stabilization and measures have been removed. The removal of temporary ESC measures, including basins, requires prior approval. Often, a full growing season is necessary between initial seeding/mulching and removal of measures. Please plan your construction accordingly to avoid contacting our office prematurely for a closure inspection. Also be advised you may be asked for representative site pictures prior to a closure inspection. [General Comment]

Your cooperation is appreciated.

Sincerely,

Ashley Vikara, EI - Assistant Regional Engineer II

Winston-Salem Regional Office- 336-776-9800  
North Carolina Department of Environmental Quality  
Division of Energy, Mineral & Land Resources  
Land Quality Section

10/24/24, 1:38 PM

Gmail - NCDEQ Erosion & Sedimentation Control Letter of Plan Approval CRM:0197149



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources  
Winston-Salem Regional Office | 450 West Hanes Mill Road, Suite 300 | Winston-Salem NC, 27105  
336-776-9800

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Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

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**2 attachments**

 **Application Report - Thursday, October 24, 2024 1109 AM.pdf**  
95K

 **RANDO-2025-0116 Mohawk South Side Building Expansion 2nd.pdf**  
164K

# CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A – 57 (4) and 113A – 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

Mohawk South Side Building Expansion  
550 Cloniger Drive Thomasville, NC 27360

10/24/2024

Date of Plan Approval

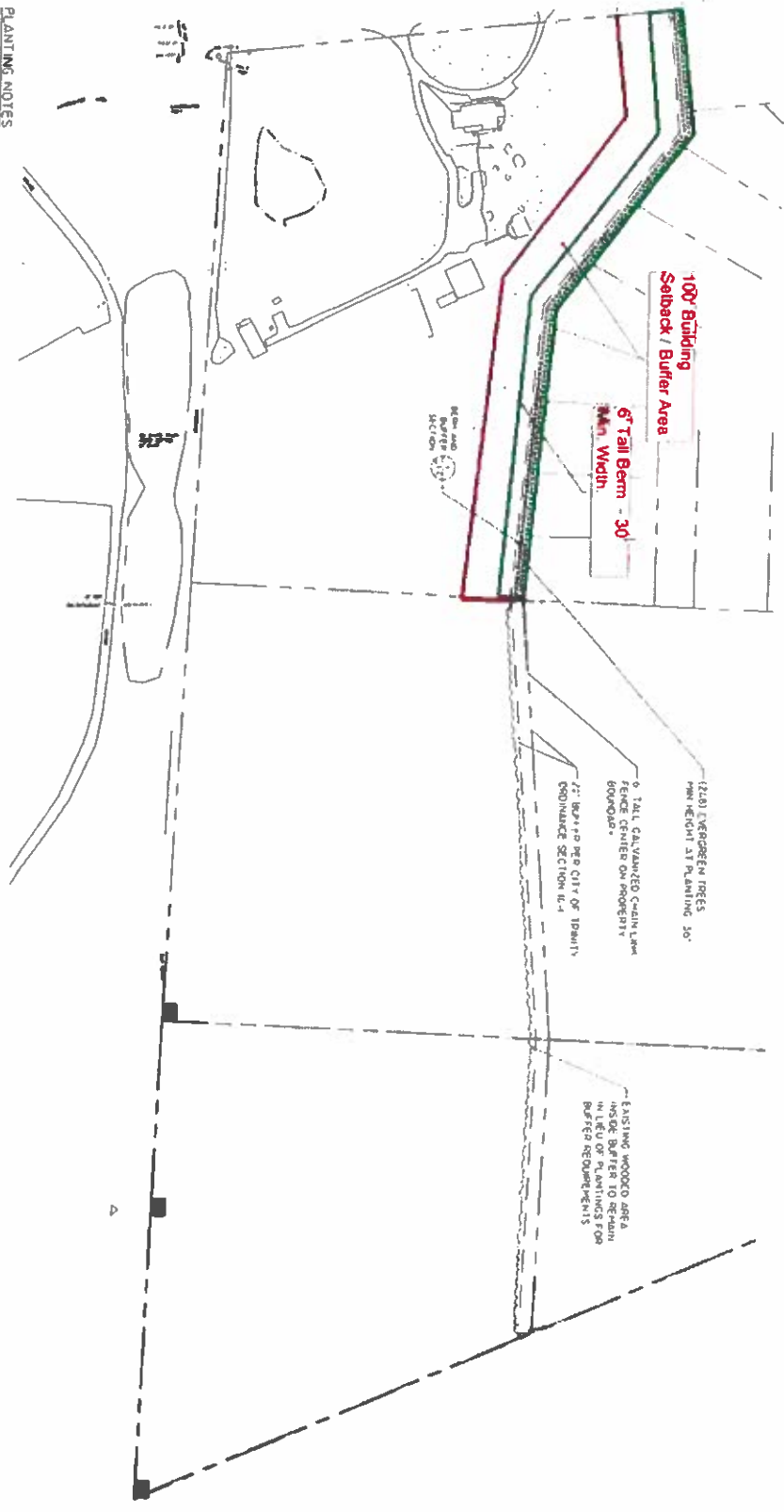
RANDO-2025-0116

Project Identifier

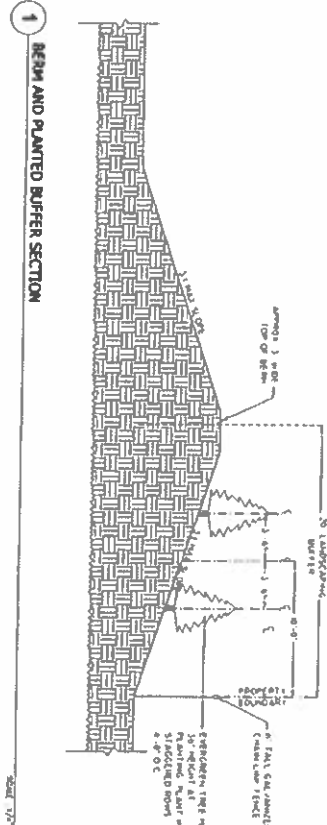


Certificate of Coverage Number: \_\_\_\_\_





- PLANTING NOTES**
1. CONTRACTOR SHALL CONTACT THE CALL CENTER AT 1-800-432-4350 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO PREVENT DAMAGE TO UTILITIES.
  2. PLANT LIST IS PROVIDED FOR CONFORMANCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLANT LIST SHALL TAKE PRECEDENCE.
  3. TEMPORARY EROSION CONTROL: SEED MUST BE FULLY RESEEDED PRIOR TO PREPARATION OF PERMANENT SEED. 500 GR LBS/ACRES BEDS.
  4. USES OF HERBICIDE NOTED IN THE PLANT LIST. THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON HIS OWN ROOTS - GRAFTED OR BUDDED PLANT MATERIAL SHALL BE REJECTED.
  5. ALL TREES SHALL BE OBTAINED FROM THE NURSERIES WITH EXPOSED ROOT CROWNS. BUD MATERIAL DELIVERED TO SITE WITH BARK OR RECENTLY BARKED ROOT CROWNS WILL BE REJECTED.
  6. PLANTINGS: THE CONTRACTOR SHALL UTILIZE THE HIGHEST QUALITY PLANTING STOCK ON THE PLANT LIST.
  7. DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR REMOVE THE GRASSING THAT DISAPPEARS FROM OR CHANGES LONGITUDINAL SLOPES.
  8. SLOPES: SLOPE EDGES OF EACH PLANTING GROUP FOLLOWING THE BEO OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY GRADED OUTER SHADE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTED WITHIN PLANTING BEDS SHOULD BE MAINTAINED TO MINIMIZE CONTACTS WITH EXISTING TREE ROOTS.
  9. THE PLANTING MATERIAL SHALL BE OBTAINED FROM THE CONTRACTOR'S SUPPLIER AND SHALL BE DELIVERED TO THE PROJECT SITE IN ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z 601.



100' BUILDING SETBACK / BUFFER AREA

UNLIN MOHAWK  
TRINITY, NORTH CAROLINA

DATE	08/20/11
SCALE	See Plans
FILE	



DRAWN BY	
REVIEWED BY	

CONSTRUCTION DOCUMENTS