



City of Trinity
PLANNING & ZONING BOARD MEETING

April 20, 2026 at 6:00 PM

Trinity City Hall Annex

AGENDA

NCGS § 143-318.17 Disruption of official meetings

A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.

(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)

Action may be taken on agenda items and other issues discussed during the meeting

1. Call to Order

- a) **Pledge of Allegiance**
- b) **Invocation**
- c) **Welcome Guests and Visitors**
- d) **Approve and/or Amend Agenda**

2. Approval of Minutes

- a. Approve the February 16, 2026 Planning and Zoning Minutes

3. Public Meeting

- a. **Rezoning Request - John Wilson Lucas Jr. is requesting that 0.81 acres located at 12328 Trinity Rd. PIN #7718103709, be rezoned from RR to GB (General Business)**

4. Comments from Board

5. Adjournment



City of Trinity
PLANNING & ZONING BOARD MEETING

February 16, 2026
Trinity City Council Chambers

MINUTES

PRESENT

Chairman Hunter Hayworth
Board Member Pattie Housand
Board Member Eddie Eaton
Board Member Josh Fish
Board Member Bradley Phillips

OTHERS PRESENT

City Manager Michael Burroughs
City Clerk Darien Comer
Planning Director Jill Wood
City Attorney Bob Wilhoit

Board Chairman Hayworth called the meeting to order.

Board Chairman Hayworth led the Pledge of Alolegiance and gave the invocation.

Board Chairman Hayworth welcomed guests and visitors.

Board Chairman Hayworth called for a motion to amend or approve the agenda as presented.

Motion made by Board Member Fish to approve, Secoded by Board Member Eaton.

Voting Yea: Chairman Hayworth, Board Member Housand, Board Member Eaton, Board Member Fish

Approval of Minutes

- a. **Approve the November 24th, 2025 Planning and Zoning Minutes**

Motion made by Board Member Housand to approve, Secoded by Board Member Fish.

Voting Yea: Chairman Hayworth, Board Member Housand, Board Member Eaton, Board Member Fish

Swearing in of New Board Member

a. Swearing in Planning and Zoning Board Member At-Large; Bradley Phillips

Bradley Phillips was sworn in by City Clerk Darien Comer using the following oath. I, Bradley Phillips, solemnly swear that I will maintain the Constitution and laws of the United States, and the constitution and laws of North Carolina and the City of Trinity, not inconsistent therewith and that I will faithfully discharge the duties as a member of the Trinity Planning and Zoning Board so help me God.

Public Meeting

a. Election of 2026 Chairman and Vice Chairman

Motion made by Board Member Housand to keep Hunter Hayworth as the Board Chairman, Seconded by Board Member Eaton.

Voting Yea: Chairman Hayworth, Board Member Housand, Board Member Eaton, Board Member Fish, Board Member Phillips

Motion made by Board Member Fish to keep Eddie Eaton as the Board Vice Chairman, Seconded by Board Member Housand.

Voting Yea: Chairman Hayworth, Board Member Housand, Board Member Eaton, Board Member Fish, Board Member Phillips

b. Rezoning Request - Walter Ashe, is requesting that 0.97 acres located on NC Hwy 62, PIN# 6797222736, be rezoned from GB-CZ to GB (General Business).

Planning Director Jill Wood presented a rezoning request for Walter Ashe, Trinity, North Carolina, for 0.97 acres located on NC Hwy 62, PIN # 6797222736, be rezoned from GB-CZ to GB. It is the desire of the property owner to have the Conditional Zoning removed from the property.

Walter Ashe at 4995 Meadowbrook Rd is the property owner. In the past, there were a lot of buffers added to the property. Mr. Ashe worked with DOT about an entrance to the property. One is suggested for the back side of the property also and that is what this hearing is about. Our main concern is to do the buffers that are already in place instead of having a 20ft buffer.

Motion made by Board Member Eaton to recommend rezoning. It is consistent with the Trinity Comprehensive Land Use Plan, Seconded by Board Member Philips.

Voting Yea: Chairman Hayworth, Board Member Housand, Board Member Eaton, Board Member Fish

Adjournment

Motion made by Board Member Housand, Seconded by Board Member Fish.

Voting Yea: Chairman Hayworth, Board Member Housand, Board Member Eaton, Board Member Fish, Board Member Phillips

Attest:

Hunter Hayworth, Board Chairman

Darien P. Comer, City Clerk


 TRINITY^{NC}

Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director

CC: Michael Burroughs, City Manager

DATE: 4/20/2026

RE: **Staff Report**

Request

Property Owner:	John Wilson Lucas Jr
Zoning Request:	RR to GB

Site Information

Address:	12328 Trinity Rd
PIN#:	771803709
Lot Size:	0.81 acres
DB/DP:	1398/1053
Utilities:	Davidson Water – City Sewer
Future Land Use:	Primary Growth Area

Transportation

Trinity Rd is a major thoroughfare in the City.

Surrounding Land Use

North	Archdale M-1
South	RR
East	RR
West	GB-CZ

PRIMARY GROWTH AREA:

The primary growth area is located along the I-85 and NC Highway 62 corridors. This 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, 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 Highway 62.
- Likely to have access to sewer in the foreseeable future.
- Predominately mixed use including residential, office, and commercial.
- Highest density residential development.

Staff Analysis and Recommendation
<p>The staff has reviewed the request and finds that this request:</p> <ul style="list-style-type: none"> • meets the requirements of the Comprehensive Land Use Plan; • is consistent, reasonable, and in the public interest; and • the Planning Board should recommend <u>approval</u> to the City Council.

Application/Site plan considerations:

- **This is a request to remove the Conditional Zoning.**
- **There are other commercial properties in the area.**
- **Any commercial 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 fronts Trinity Rd (a major thoroughfare) and adjoins other commercial development.**



City of Trinity Rezoning Request Application

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

Zoning: Current Zoning RESIDENTIAL Requested Zoning GENERAL BUSINESS

Conditional Zoning: _____

Property Owner Information:

Property Owner: JOHN WILSON LUCAS, JR.

Address: 527 GROVE PARK LANE

City: LEXINGTON State: N.C. Zip: 27295

Phone: (home/work) 336-764-3002 (cell) 336-407-8536

Applicant Information (note: must show proof as to legally representing property owner):

Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (home/work) _____ (cell) _____

Site Information:

PIN # 7718103709

Property Address: 12328 TRINITY RD

Deed Book: 001393 Page: 01053

Area: _____

Are there any structures currently on the property to be rezoned? yes no

List structures: _____

What is the current land use on the property to be rezoned (i.e. commercial, residential, farming, vacant etc.)? RESIDENTIAL

What current land uses and zoning are adjacent to the property to be rezoned?

North: Zoning _____ Land Use _____

South: Zoning _____ Land Use _____

East: Zoning _____ Land Use _____

West: Zoning _____ Land Use _____

Conditions if requesting Conditional Zoning:

If the property is rezoned, it is understood by all, that development must conform to the minimum requirements of the City of Trinity Zoning Ordinance and all other development ordinances of the City and of Randolph County.

Deadline for rezoning applications is the first Monday of each month. Incomplete applications will be scheduled for hearing the following month. Fee: \$600.00

Staff Notes:

John Lucas
(name of applicant)

John Lucas
(signature of applicant)

Jimm Wolf
(signature of Zoning Administrator)

4.6.2026
(date)

Office Use

Date Received: _____

Fees Paid: _____

Staff Review: _____

Planning Board Review: _____

City Council Review: _____

BR 1393261053

16.75
Mc 75

Tax Lot No.

Recording Title Book and Page

Tax Lot No.

Parcel Identifier No.

Verified by

County on the

day of

19

Mail after recording to JOHN WILSON LUCAS, JR., 916 ROOSEVELT AVENUE, WINSTON-SALEM, NC 27105

This instrument was prepared by RICHARD D. NOVIS, ATTORNEY

Brief description for the Index

.62 ACRES ON TRINITY ROAD SOUTH

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17TH day of MAY, 1994 by and between

GRANTOR

GRANTEE

SYLVIA LUCAS ROGERS (WIDOW)

JOHN WILSON LUCAS, JR

Enter in appropriate space for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, all that certain lot or parcel of land situated in the City of TRINITY, RANDOLPH County, North Carolina and more particularly described as follows:

BEGINNING at an iron post at the Northwest intersection of the property lines of the Brookaw Road and Trinity Road, and running thence along the West line of the Brookaw Road North 07 deg. 15 min. East 151.00 feet to an iron post; thence North 67 deg. 16 min. West 91.20 feet to an iron post in Spurgan Chanel property; thence along the Spurgan Chanel property line North 06 deg. 52 min. East 254.36 feet to an iron post in the right of way line of the High Point, Thomasville and Denton Railroad Company; thence along the South right of way line of said railroad company North 50 deg. 04 min. West 10.55 feet to an iron post in the O. Strickland property line; thence along the O. Strickland property line South 49 deg. 53 min. West 203.48 feet to an iron post in the North property line of the Trinity Road; thence along the North property line of the Trinity Road South 31 deg. 26 min. East 376 feet to an iron post, the point of beginning, according to a survey made by Robert P. Gusrino, Engineer, dated, May 22, 1959 and designated as Job No. 7100, and containing .62 acres, more or less.

This property is conveyed subject to any and all rights of way and restrictive covenants appearing of record, if any.

The Grantor reserves a life estate interest in this property.

N. C. Gen. Stat. Code No. 26-2 (1977). Revised © 1977. Approved by the State Bar of North Carolina, N. C. State Bar Association, and the State Bar of North Carolina.

g407601

1393761854

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 1393, PAGE 899

A map showing the above described property is recorded in Plat Book _____ page _____

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

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

BY: Sylvia Lucas Rogers (SEAL)
 SYLVIA LUCAS ROGERS (WIDOW), GRANTOR

BY: John Wilson Lucas, Jr. (SEAL)
 JOHN WILSON LUCAS, JR., GRANTEE

Secretary (Corporate Seal)

NORTH CAROLINA, Swain County.
 I, a Notary Public of the County and State aforesaid, certify that Sylvia Lucas Rogers
 personally appeared before me at this day and acknowledged the execution of the foregoing instrument to whose my hand and official stamp or seal, this 17th day of May, 1994.
 My commission expires: 7-5-98 Ardie Burch Boyles Notary Public

NORTH CAROLINA — Randolph County
The foregoing certificate(s) of Ardie Burch Boyles, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1393, Page 1053, This 19 day of May, 1994 at 1:05 o'clock P. M.

By James B. Williams, Deputy Register of Deeds

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

Randolph County, NC

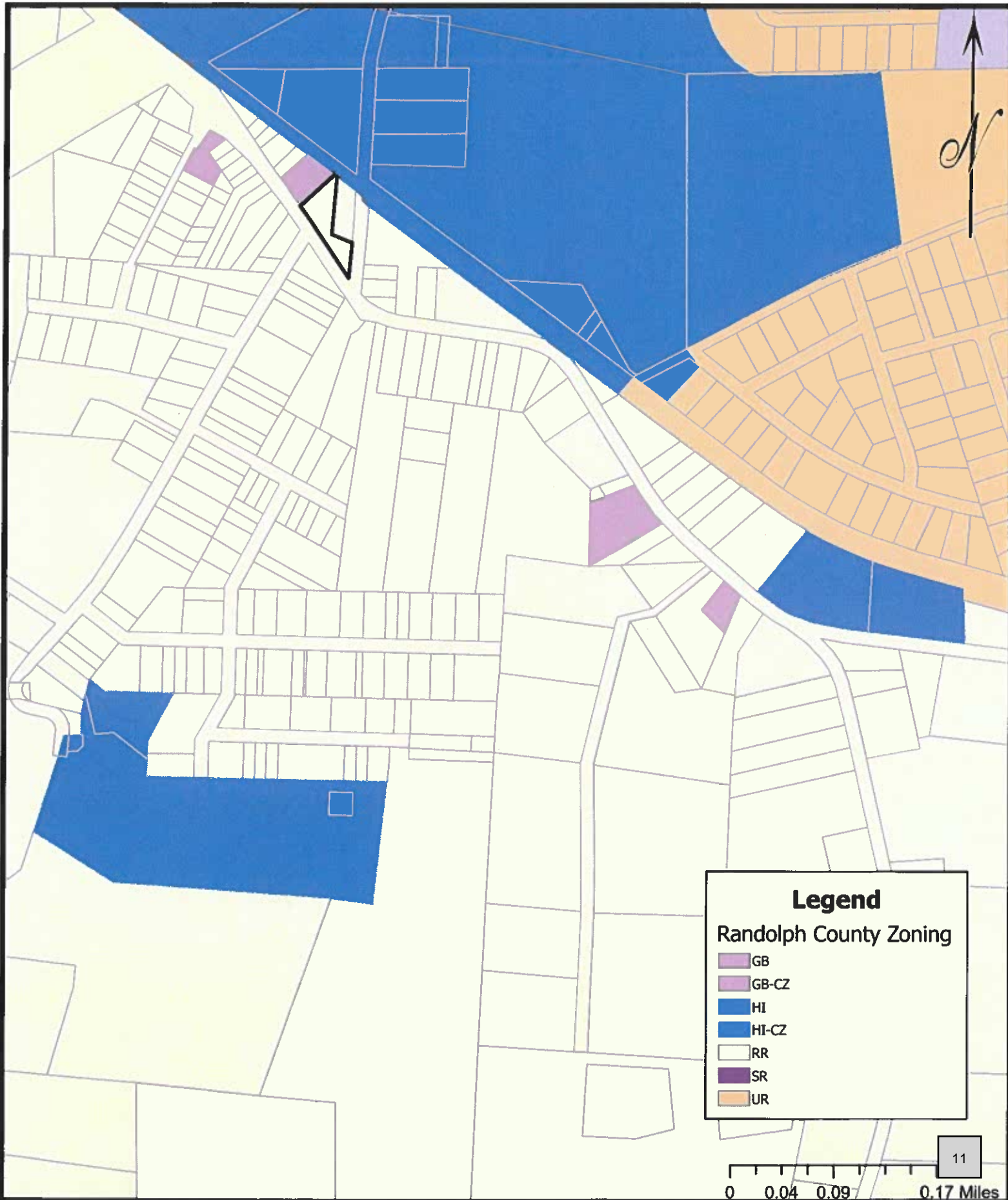


Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 71 feet
4/6/2026

John Lucas - 12328 Trinity Rd
RR to GB
Area Zoning

Section 3a.



Legend
Randolph County Zoning

- GB
- GB-CZ
- HI
- HI-CZ
- RR
- SR
- UR

VISION TRINITY – FUTURE LAND USE MAP

