



City of Trinity
PLANNING & ZONING BOARD MEETING

October 19, 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) Review, amend if needed, and approve Proposed Regular Agenda**

2. Approval of Minutes

- [a.](#) Approve the September 21, 2026 Planning and Zoning Minutes**

3. Public Meeting

- [a.](#) Rezoning Request- City of Trinity Property at 6703 NC Hwy 62, PIN #7708317064**

4. Comments from Board

5. Adjournment



City of Trinity
PLANNING & ZONING BOARD MEETING

September 21, 2026
Trinity City Hall Chambers

MINUTES

PRESENT

Board Vice Chairmen Eaton
Board Member Pattie Housand
Board Member Josh Fish

ABSENT

Chairman Hunter Hayworth
Board Member Bradley Phillips

Others Present

City Manager Michael Burroughs
City Clerk Darien Comer
Planning Director Jill Wood
Randolph County Sheriff Hunter Allred
Caler Friedenbach
Kirby Heard
Charlette Coleman

1. Board Vice Chairman Eaton called the meeting to order.

Board Vice Chairman Eaton led the Pledge of Allegiance and gave the Invocation.

Board Vice Chairman Eaton welcomed guests and visitors.

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

***Motion made by Board Member Fish, Seconded by Board Member Housand.
Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish***

2. **Swearing in of the new Alternate Planning and Zoning Board Members**

- a. Kirby Heard
- b. Charlotte Coleman

c. Caleb Friedenbach

The three new Alternates were sworn in by the City Clerk Darien Comer. This is the oath that was administer: I solemnly swear (or Affirm) 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.

Alternate Caler Friedenbach and Alternate Kirby Heard took a seat with the Board.

3. Approval of Minutes

a. Approve the July 20, 2026 Planning and Zoning Minutes

**Motion made by Board Member Housand to approve, Seconded by Board Member Fish.
Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Fish, Alternate Board Member Heard, Alternate Board Member Friedenbach**

4. Public Meeting

a. Jason Thomas Subdivision Technical Review

Eddie Eaton excused himself from the Board due to a conflict of interest. **Planning Director Jill Wood** stated that Jason Thomas from Clemmons, North Carolina, has presented a preliminary plan for a proposed major subdivision of 10 lots to be located on Kennedy Road (across from Trinity Furniture). The property is 30.34 acres (out of 51.53 acres), PIN #7706726351, and is currently owned by the Gerald Royals Life Estate. The City Technical Review Committee has reviewed the preliminary site plan and found the plan to meet the standards of the Trinity Land Management Ordinance and the Trinity Water Management Ordinance.

***Motion made by Board Member Fish to recommend to the City Council that this Technical Review be approved, Seconded by Board Member Kirby.
Voting Yea: Board Member Housand, Board Member Fish, Board Member Friedenbach, Board Member Kirby***

5. Comments from Board

None

6. Adjournment

***Motion made by Board Member Kirby to adjourn, Seconded by Board Member Fish.
Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Fish, Board Member Kirby, Board Member Friedenbach***

Attest:

Eddie Eaton, Vice Chairman

Darien P. Comer, City Clerk



TO: Planning Board Members

FROM: Jill Wood, Planning Director

CC: Burroughs, City Manager

DATE: 10/19/2026

RE: Staff Report

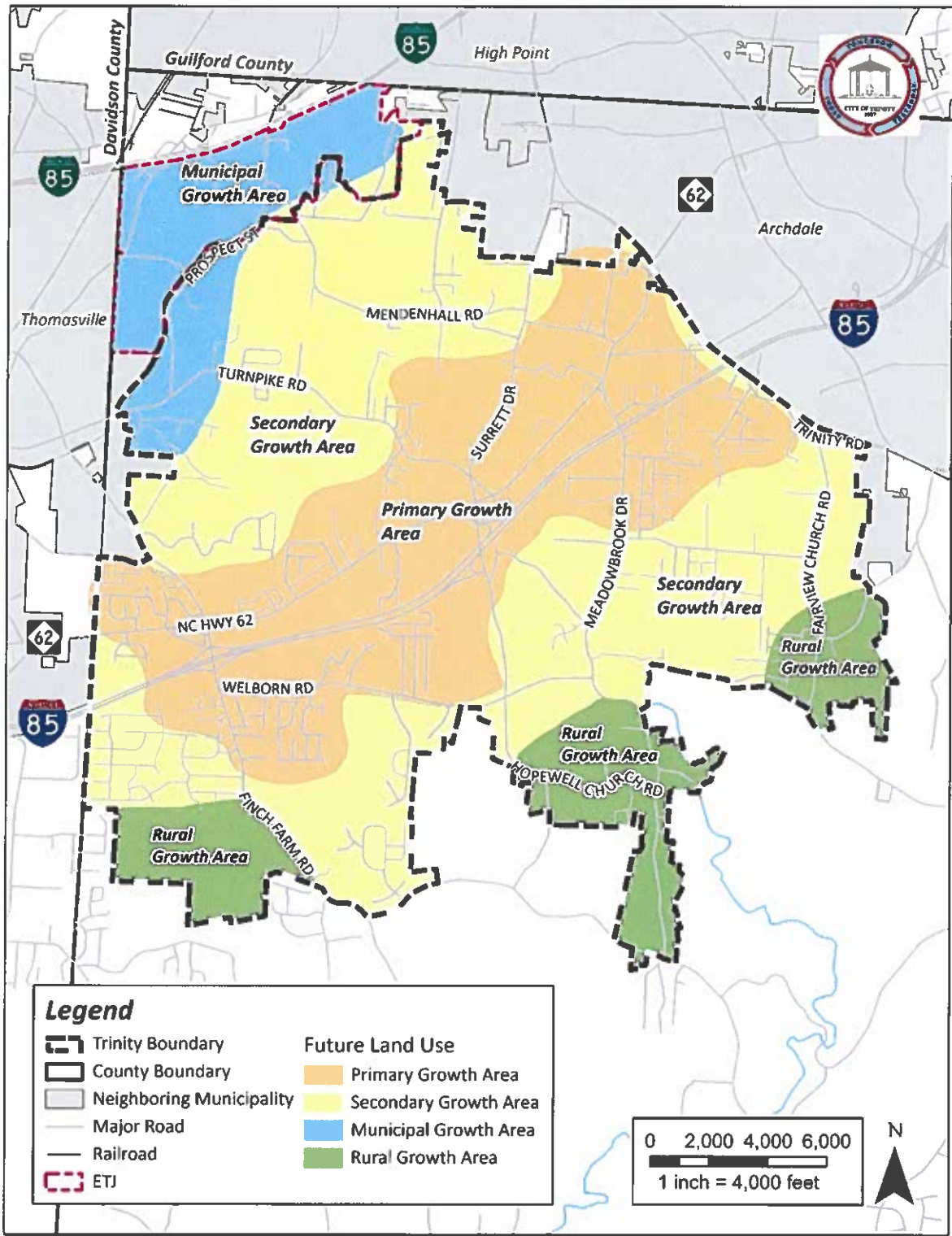
Request	
Property Owner:	City of Trinity
Zoning Request:	UR to RA

Site Information	
Address:	6703 NC Hwy 62
PIN#:	77098317064
Lot Size:	31.38 acres
DB/DP:	1736/2256
Utilities:	Davidson Water – City Sewer
Future Land Use:	Primary Growth Area

Transportation
NC Hwy 62 is a major thoroughfare in the City.

Surrounding Zoning and Land Use		
	Zoning	Land Use
North	RR	Residential, Institutional (School)
South	RA, RR, UR, LI-CZ	Residential, Industrial
East	RA, RR, OI	Residential
West	LI	Industrial

VISION TRINITY – FUTURE LAND USE MAP



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

The staff has reviewed the request and finds that this request:

- meets the requirements of the Comprehensive Land Use Plan;
- is consistent, reasonable, and in the public interest; and
- the Planning Board should recommend **approval** to the City Council.

APPLICATION/SITE PLAN CONSIDERATIONS:

- The City Hall Annex, Sheriff Substation, and Public Works buildings are currently located on this City-owned property.
- The City wishes to continue to develop the property for a new public works maintenance facility that meets the needs of the City, and a City park.
- This request will rezone the property to conform to existing and future uses.
- There is a mix of residential, office, institutional, and industrial uses in the area. The RA district is most suited to the variety of uses the City wishes to operate.
- Development would be required to meet all signage, fencing and buffering requirements of the Land Management Ordinance.
- The property is located along NC Hwy 62 (a major thoroughfare), adjacent to Trinity High School.



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 UR Requested Zoning RA

Conditional Zoning: _____

Property Owner Information:

Property Owner: City of Trinity

Address: 5978 NC Hwy 62

City: Trinity State: NC Zip: 27370

Phone: (home/work) 336-431-2841 (cell) _____

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

Applicant: City of Trinity

Address: 5978 NC Hwy 62

City: Trinity State: NC Zip: 27370

Phone: (home/work) 336-431-2841 (cell) _____

Site Information:

PIN # 7708317064

Property Address: 6703 NC Hwy 62

Deed Book: 1736 Page: 2256

Area: 31.38 Acres

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

List structures: City Hall Annex, Sheriff Substation, Public Works Maintenance Building

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

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

North: Zoning RR Land Use Residential, Institutional (School)

South: Zoning RA, RR, UR, LI-CZ Land Use Residential, Industrial

East: Zoning RA, RR, UR, OI Land Use Residential

West: Zoning LI Land Use Industrial

Conditions if requesting Conditional Zoning: NA

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: This rezoning is necessary to further developed city-owned property for a new public works facility and a City park

Michael Burroughs
City Manager
(name of applicant)

Michael Burroughs
(signature of applicant)

Jim M. Wolf
(signature of Zoning Administrator)

10.9.2024
(date)

Office Use

Date Received: _____

Fees Paid: _____

Staff Review: _____

Planning Board Review: _____

City Council Review: _____



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 = 752 feet
10/13/2026