



City of Trinity
PLANNING & ZONING BOARD MEETING

February 16, 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 November 24th, 2025 Planning and Zoning Minutes

3. Swearing in of New Board Member

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

4. Public Meeting

- a. Election of 2026 Chairman and Vice Chairman
- 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).

5. Comments from Board

6. Adjournment



City of Trinity
PLANNING & ZONING BOARD MEETING

November 24, 2025
Trinity City Hall Annex

MINUTES

PRESENT

Board Member Pattie Housand
Board Member Eddie Eaton
Board Member Josh Fish

ABSENT

Chairman Hunter Hayworth
Board Member Keith Aikens
Alternate Brad Philips

OTHERS PRESENT

City Clerk Darien Comer
Planning Director Jill Wood
Attorney Bob Wilhoit

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

Approval of Minutes

- a. Approve the September 22, 2025 Planning and Zoning Minutes**

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

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

Public Meeting

Motion made by Board Member Housand to open the Public Meeting, Seconded by Board Member Fish.

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

a. Text Amendments to the City of Trinity Land Management Ordinance

Planning Director Jill Wood reviewed the proposed amendments the City Council needed to approve for the Land Management Ordinance to be in compliance with Legislative Bills passed since the adoption of the Ordinance (SL 2024-45 and SL 2024-57).

- **SL 2024-45. Revise Article 6 Sec. 6.1.K. Nonconformities as follows:**

Nonconformities.

- 4. Lawfully erected on-premises signs may be relocated or reconstructed on the same parcel if:

- a. The sign complies with the rules that applied when it was originally constructed;
- b. The “total advertising surface area” of the sign does not increase; and,
- c. Any relocation construction work begins within twenty-four months of the sign’s removal. If the parties disagree as to whether a sign was lawfully erected, the local government has the burden of proving that it was not.

- **SL 2024-57. Revise Article 4 Sec. 4.3.A. Down-Zoning as follows:**

Down-Zoning

No amendment to zoning regulations or a zoning map that down-zones property shall be ~~initiated nor is it enforceable~~ initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning amendment. ~~unless the down-zoning amendment is initiated by the City of Trinity.~~ For purposes of this Section, "down-zoning" means a zoning amendment that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning amendment or land development regulation to fewer uses than were allowed under its previous usage.
3. By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element."

- **SL 2025-94. Remove Article 4 Sec. 4.3.G. as follows:**

~~G. 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 Planning Director determines that the request for rezoning is substantially 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~~

Motion made by Board Member Housand to recommend to the Council, Seconded by Board Member Fish.

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

b. Planning Board 2026 Meeting Schedule

Motion made by Board Member Fish to approve the 2026 Meeting Schedule, Seconded by Board Member Housand.

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

c. Election of 2026 Chairman and Vice Chairman

Motion made by Board Member Housand to Table to the next meeting, Seconded by Board Member Fish.

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

Adjournment

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

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

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: 2/16/2026

RE: Staff Report

Request

Property Owner:	Nellie and Walter Ashe
Zoning Request:	GB-CZ to GB

Site Information

Address:	NC Hwy 62
PIN#:	6797222736
Lot Size:	0.97 acres
DB/DP:	9E/989
Utilities:	Davidson Water – City Sewer
Future Land Use:	Primary Growth Area

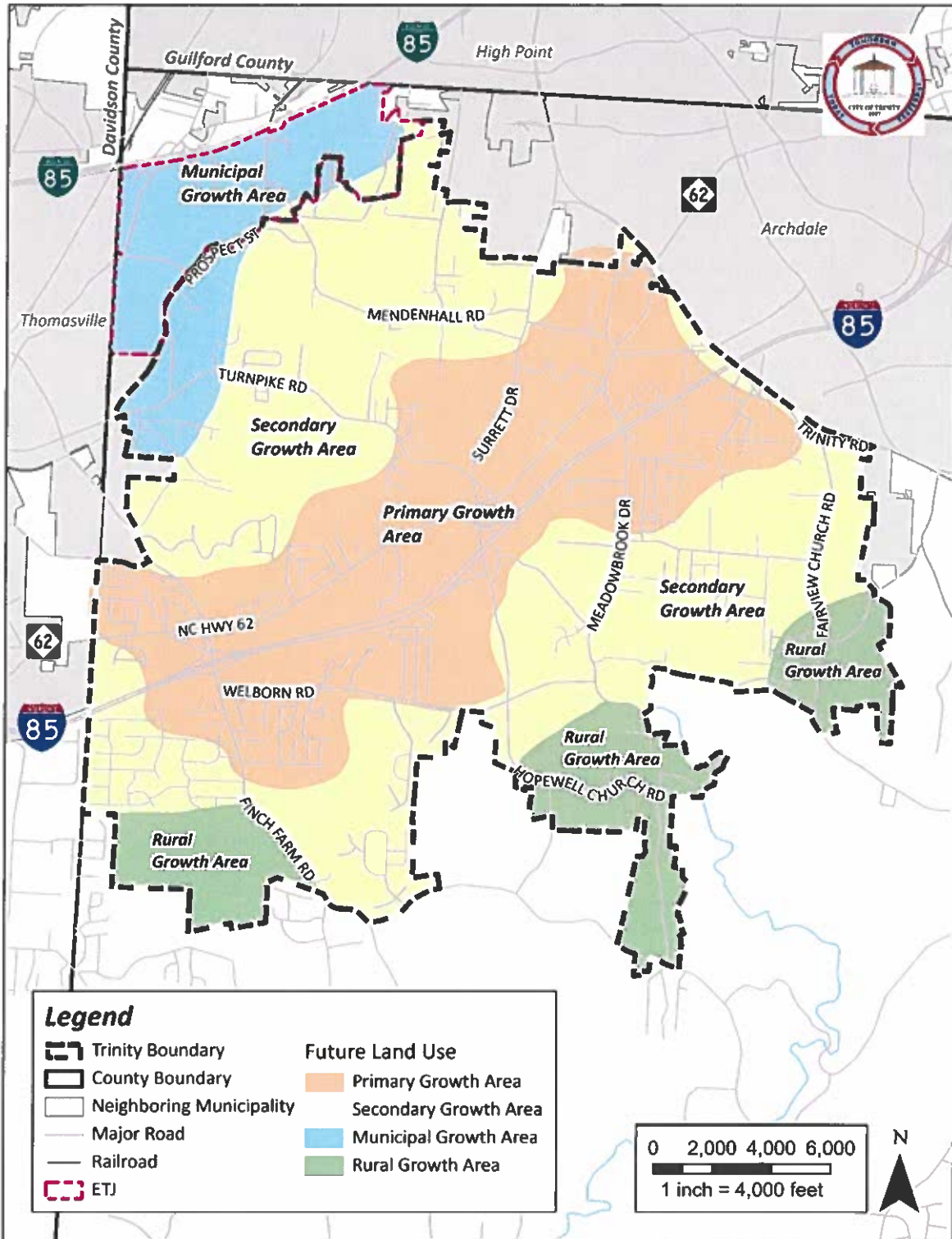
Transportation

NC Hwy 62 is maintained by NCDOT and is the 2nd most traveled corridor in Trinity (the 1st being I-85).

Surrounding Land Use

North	RR
South	GB
East	GB
West	RR

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.

History of the Property:

- The Council rezoned this property in 2006 from Residential to Commercial Conditional Zoning with the following conditions|:
 1. 20 ft. buffer along the western and northern property lines
 2. Prohibit driveway along Arden Rd
 3. Stub out the property that adjoins commercial lots

Application/Site plan considerations:

- **This is a request to remove the Conditional Zoning.**
- **Any commercial development would be required to meet all fencing/buffering requirements of the Land Management Ordinance.**
- **The property fronts on NC Hwy 62 (a major highway) and the properties across the street are developed by Sheetz and a duplex development.**

- **NCDOT has plans to expand the intersection of NC Hwy 62 and Finch Farm Rd/Unity St.**
- **Commercial development is anticipated in this area.**



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 = 141 feet
1/28/2026