



City of Trinity
PLANNING & ZONING BOARD MEETING

September 22, 2025 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 August 25, 2025 Planning and Zoning Minutes

3. Public Meeting

- a. Rezoning for Alejandro Robles Fuerte & Monica Ponce, Surrett Dr PIN#770823924 (*Jill Wood Planning Director*)

4. Comments from Board

5. Adjournment



City of Trinity
PLANNING AND ZONING BOARD MEETING

August 25, 2025
Trinity City Hall Annex

MINUTES

PRESENT

Chairman Hunter Hayworth
Board Member Keith Aikens
Board Member Pattie Housand
Board Member Eddie Eaton
Board Member Josh Fish
Alternate Board Member Brad Phillips

OTHERS PRESENT

City Clerk Darien Comer
Planning Director Jill Wood
Attorney Bob Wilhoit

Board Chairman Hayworth called the meeting to order.

Board Chairman Hayworth led the Pledge of Allegiance 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 the agenda as presented, Seconded by Board Member Housand.

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

Approval of Minutes

- a. Approve the May 27, 2025 Planning and Zoning Minutes

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

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

Public Meeting

Rezoning Request PIN #7707677179 New Day Fellowship of Trinity

Planning Director Jill Wood presented a rezoning request for New Day Fellowship of Trinity. They are requesting that their 4.6 acres be rezoned from residential restricted to office institution. The desire of the owner is to sell the property to be able to use it for office space.

Chaz Justus, Realtor for the property owner, answered questions from the Board. The Board had concerns about where the septic tank was located and if there would be any parking on it. Eaton Plumbing located the septic tank.

John Anders, the Property owner, stated that only seventy (70) or less people attended and there was always adequate parking.

Speaking For:

None

Speaking Against:

Mike Cox at 5548 Morgan St. expressed his concerns with the parking. He also presented a map of the area to the Board.

Tony Smith at 5542 Meadowbrook also had concerns with parking, septic tank and the road has a dangerous hill, for cars to back out on.

Barry Lawrimore at 5512 Meadowbrook had concerns about parking and septic tank issues.

Motion made by Board Member Aikens to recommend denial of the rezoning to the City Council, Seconded by Board Member Housand.

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

Adjournment

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

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

Attest:

Hunter Hayworth, Board Chairman

Darien P. Comer, City Clerk



City of Trinity Rezoning Request Application

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

Zoning: Current Zoning HCCZ Requested Zoning ~~R-10~~ RR
Conditional:

Property Owner Information

Property Owner: Monica Ponce - Alejandro Robles
Address: 6953 Quarter Horse dr.
City: Trinity State: NC Zip: 27370
Phone: 336 964 1179

Site Information

PIN # 7708323924
Property Address: Surrett Dr.
Deed Book: 002872 Page: 00255
Area: .67
Parcel Map: Site Plan:

Applicant Information

Applicant: Monica Ponce - Alejandro Robles
Address: 6953 Quarter Horse dr.
City: Trinity State: NC Zip: 27370
Phone: 336-964-1179

Statement of Conditions:

The property owner wishes to return the property to residential zoning in order to build a house.

Note: Information and Fee Required from Applicant and Processing of Information is \$600 (Six Hundred Dollars): Applicants must present the following information as required by Article 4.3 of the Land Management Ordinance:

1. A completed City of Trinity rezoning application, signed by the property owner, to include required fees;
2. An accurate survey of the property(ies) to be rezoned ;
3. A deed(s) or legal description which establishes ownership of all properties proposed for rezoning;
4. If the proposed zoning boundary splits an existing parcel a metes and bounds description shall be required in addition to the survey, and;
5. Submittals for rezoning requests expected to generate 100 trips during peak hours or 1,000 average daily trips shall include a Traffic Impact Analysis prepared by a licensed traffic engineer; and,
6. 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.

Monica Ponce
Name of Applicant*

Monica Ponce
Signature of Applicant

9-8-2025
Date

Monica Ponce
Name of Property Owner

Monica Ponce
Signature of Property Owner/Authorized Agent

9-8-2025
Date

| <u>Office Use</u> | |
|------------------------------|----------|
| Date Received: _____ | |
| Application #: _____ | |
| Staff Review: _____ | Comments |
| Planning Board Review: _____ | |
| City Council Review: _____ | |

Ponce Rezoning Request

Section 3a.



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
9/12/2025


 TRINITY^{NC}

Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director

CC: John Ogburn, Interim City Manager

DATE: 09/22/2025

RE: **Staff Report**

Request

| | |
|------------------------|--|
| Property Owner: | Alejandro Robles Fuerte & Monica Ponce |
| Zoning Request: | HC-CZ to RR |

Site Information

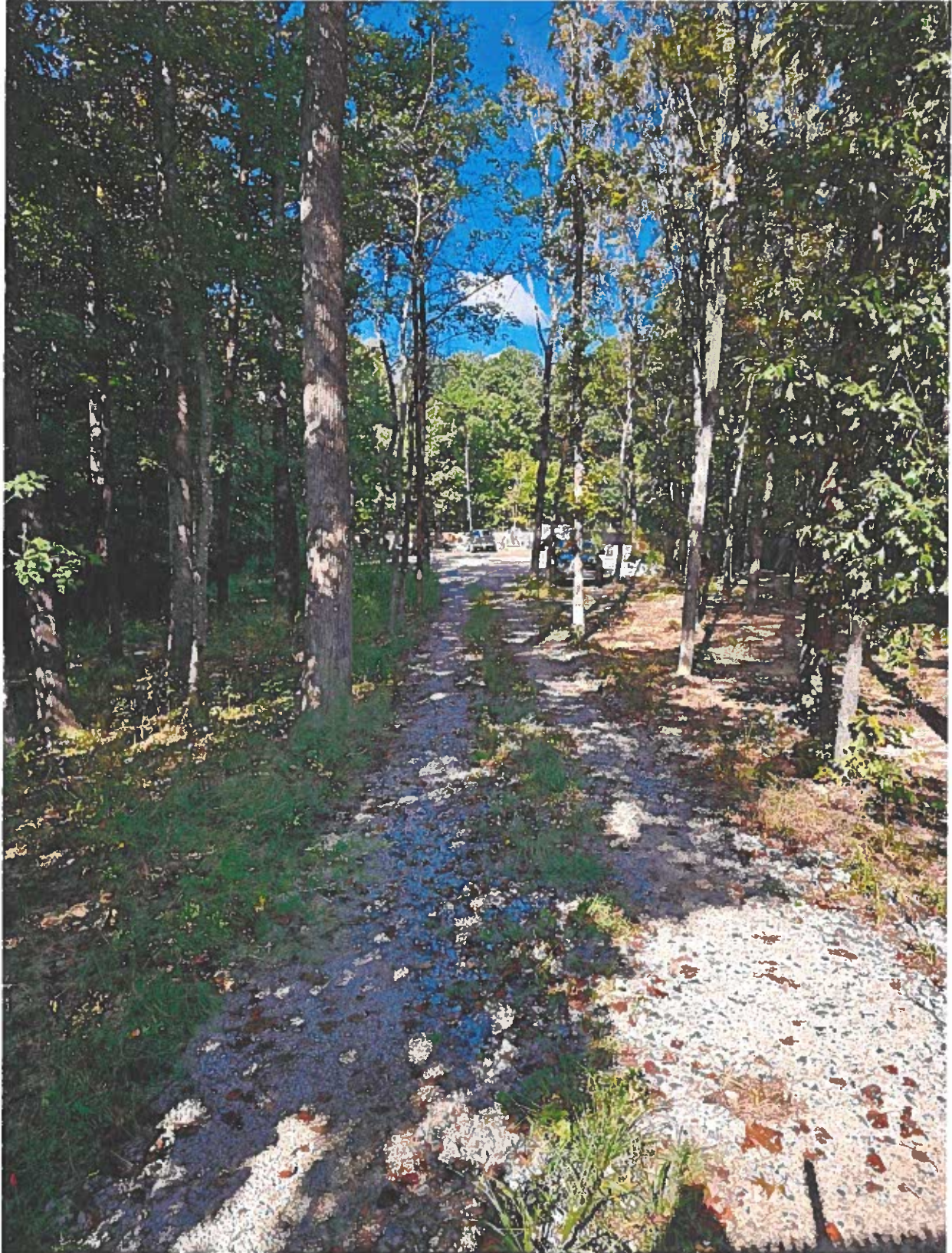
| | |
|-------------------------|---|
| Address: | Surrett Dr |
| PIN#: | 770823924 |
| Lot Size: | 0.67 acres |
| DB/DP: | 2872/255 |
| Utilities: | Davidson Water – Private Septic Tank System |
| Future Land Use: | Primary Growth Area |

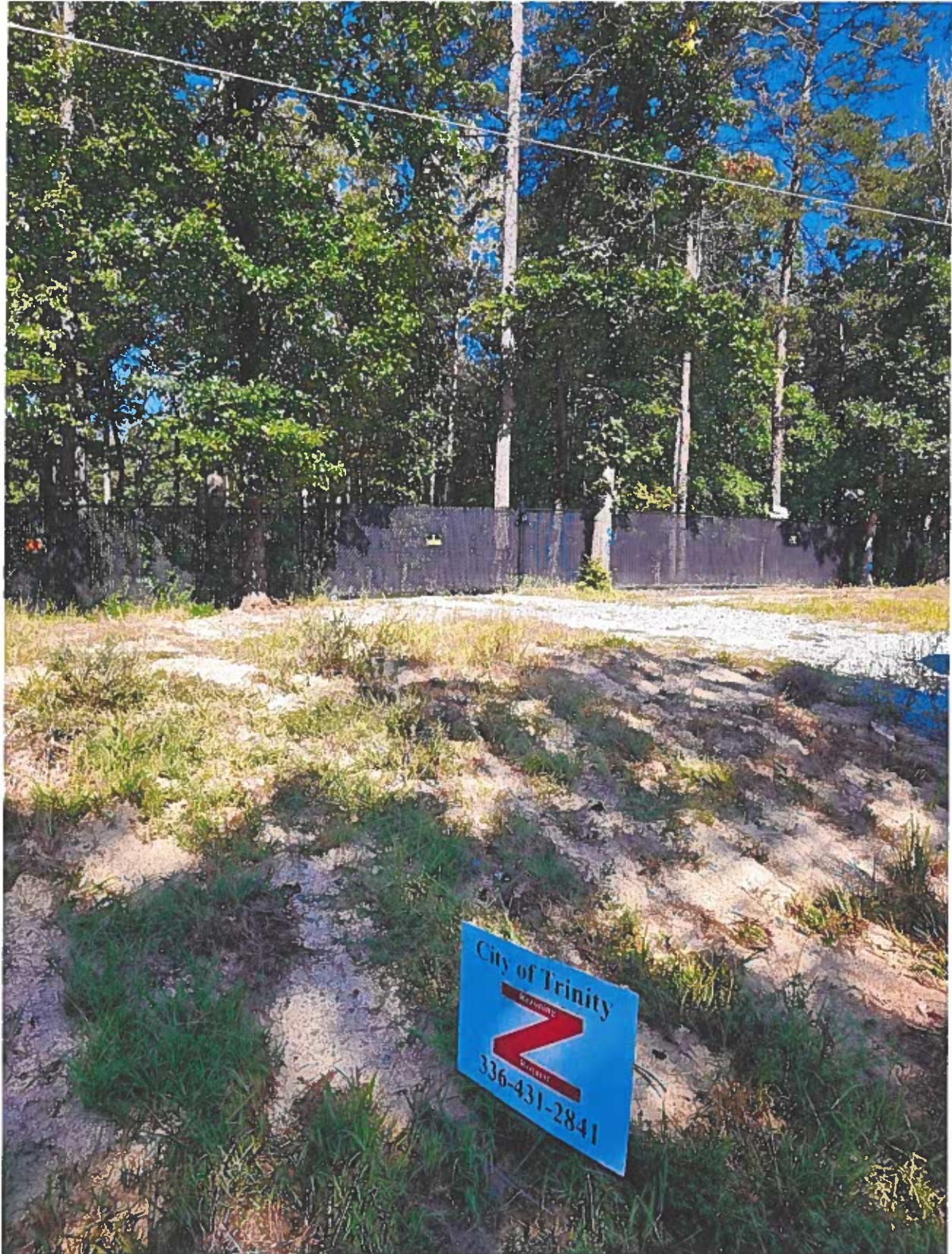
Transportation

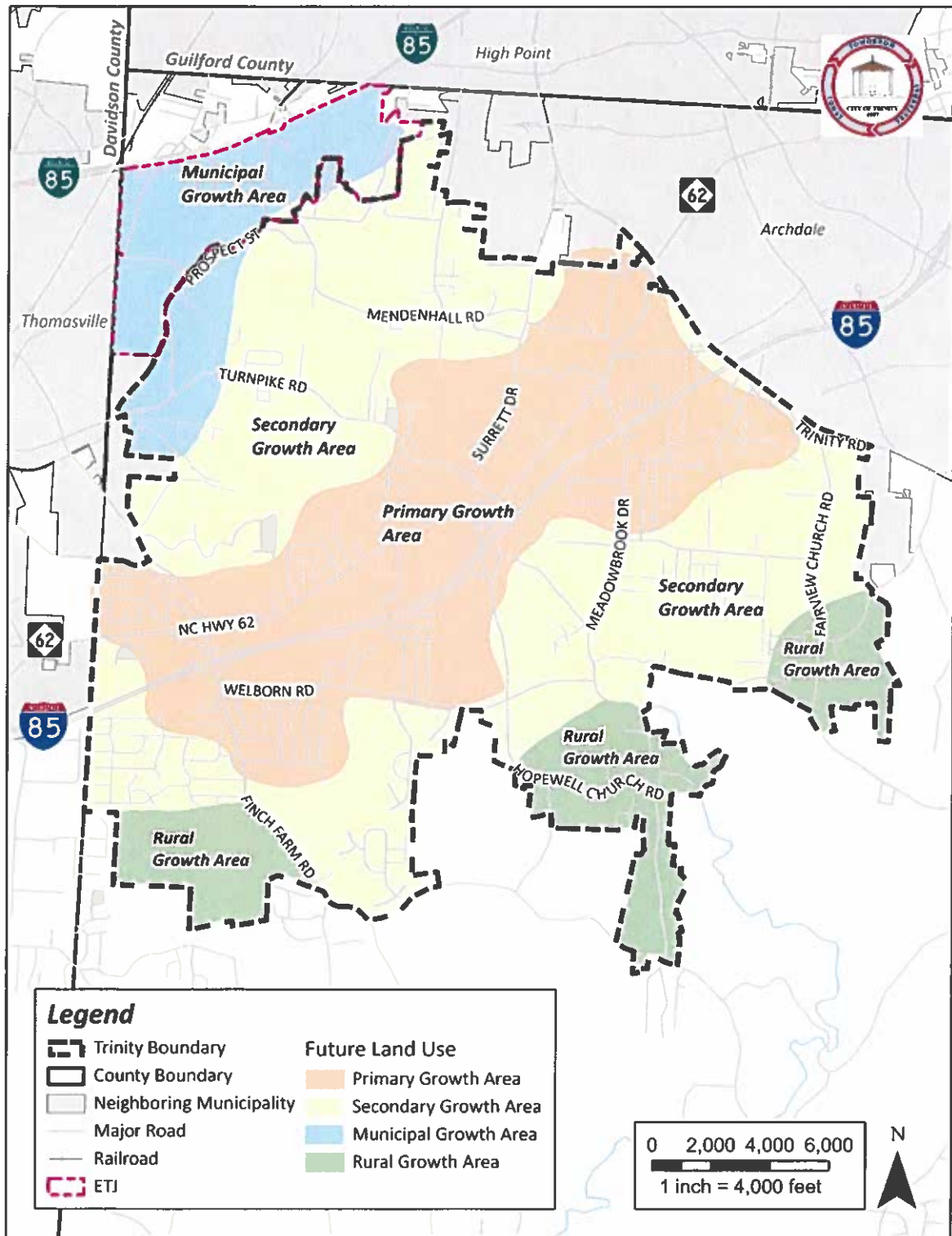
Meadowbrook Drive is maintained by NCDOT and has direct access to NC Hwy 62.

Surrounding Land Use

| | |
|--------------|----|
| North | RR |
| South | RR |
| East | RR |
| West | RR |







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 Planning Board heard a request last year to rezone this property to HC and recommended to the Council that it be denied.
- The City Council heard that request at Public Hearing in August 2024 and approved the request for rezoning.
- Property owners’ plans have changed, and they no longer want to operate a business from this location. Their plan now is to build a site-built home and use the property for residential purposes only.

[Redacted]