



City of Trinity
CITY COUNCIL MEETING

March 09, 2026 at 6:30 PM
Trinity City Council Chambers

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; Welcome Guests and Visitors**
- 2. Pledge of Allegiance and Invocation**
- 3. Review, amend if needed, and approve Proposed Regular Agenda**
- 4. Recognitions and Presentations**
 - a. Proclamation of Honor and Recognition - Trinity High School Wrestling Team State Championship**
- 5. Public Comment Period**
- 6. Consent Agenda Items**
 - a. Approval of Regular Meeting Minutes of February 9, 2026**
 - b. Approval of Closed Session Meeting Minutes of February 9, 2026**
- 7. Old Business**
 - a. Councils continued investigation and analysis concerning the possible removal of the substandard structure located at 5515 Rockford Dr. per NCGS 160D-1203**
- 8. Finance and Budget Items**

- a.** Finance Director Crystal Postell will request Council accept Financial Statements for February 2026

9. Public Hearing

- a.** Planning Director Jill Wood will present a Rezoning Request by Mr. Walter Ashe, who is requesting that 0.97 acres located on NC Hwy 62, PIN #6797222736, be rezoned from GB-CZ to GB (General Business).

10. Action Items

- a.** Public Services Director Rodney Johnson will present a street map and ordinance to establish 25mph speed limit on certain city streets

11. City Manager and Staff Reports

- a.** Manager Burroughs Updates Council of School Bus speeding issue.
- b.** Manager Burroughs will report to the Council that the City will be part of Randolph County's Celebration of Americas 250th birthday.
- c.** Manager Burroughs report of Demolition of Braxton Craven School.
- d.** Manager Burroughs Manhole report 5750 NC Hwy 62.

12. Mayor and Council Discussion

13. Upcoming Events

- a.** Thursday March 12th at 9:00 AM City Council will hold a Planning Retreat at Guil-Rand Fire Department, 10506 S. Main St. Archdale, NC.

14. Adjournment



PROCLAMATION OF HONOR AND RECOGNITION

TRINITY HIGH SCHOOL WRESTLING TEAM

WHEREAS, The Trinity High School Wrestling Team won the North Carolina High School Athletic Association 3A Dual-Team Wrestling State Championship on February 17th, 2026 and the NCHSAA 3A Individual Wrestling State Championship on February 21st 2026; and

WHEREAS, by their extraordinary efforts and excellent performance, dedication and commitment, these young athletes, along with their coaching staff, have proven to be a source of admiration and inspiration to the Trinity community; and

WHEREAS, special commendation is well deserved by all team members and coaches, as well as Trinity High School students, faculty and staff, and community residents who have encouraged and supported this team on their climb to the top.

NOW, THEREFORE, I, Richard McNabb, by authority, vested in me as Mayor of the City of Trinity, and on behalf of our City Council and all our citizens, do hereby extend this expression of our pride in the accomplishments of the Trinity High School Wrestling Team.

IN WITNESS, WHEREOF, I have hereunto set my hand and the seal of the City of Trinity, this the 9th day of March 2026.

Richard McNabb, Mayor



**City of Trinity
CITY COUNCIL MEETING**

February 09, 2026

Trinity City Council Chambers

MINUTES

PRESENT

Mayor Richard McNabb
Mayor Pro-Tem Robbie Walker
Councilmember Ed Lohr
Councilmember Debbie Jacky
Councilmember Paul Welborn
Councilmember Barry Allison

OTHERS PRESENT

City Manager Michael Burroughs
City Clerk Darien Comer
Public Services Director Rodney Johnson
Finance Director Crystal Postell
Planning Director Jill Wood
Senior Advisor John Ogburn
City Attorney Bob Wilhoit
Randolph County Sheriff Sgt. Sanders

1. Mayor McNabb called the meeting to order and welcomed guests.
2. Mayor McNabb led those in attendance in the Pledge of Allegiance and gave the Invocation.
3. **Review, amend if needed, and approve Proposed Regular Agenda**

*Motion made by Councilmember Welborn to approve, Seconded by Mayor Pro-Tem Walker.
Voting Yea: Mayor Pro-Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison*

4. Public Comment Period

No Comments

5. Consent Agenda Items

- a. **Approval of Special Called Meeting Minutes of January 5, 2026**

- b. **Approval of Regular Meeting Minutes of January 12, 2026**
- c. **Accept January 2026 Financial Statements.**
- d. **Approve Amendments to Align the Budget for the FY 2025 -2026 Year End**
- e. **Accept and Approve Funding and Project for the Wastewater Collection System Asset Inventory Assessment (AIA) Grant.**

Motion made by Mayor Pro-Tem Walker, Seconded by Councilmember Jacky.

Voting Yea: Mayor Pro-Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

6. Old Business

- a. **Councils continued investigation and analysis concerning the possible removal of the substandard structure located at 5515 Rockford Dr. per NCGS 160D -1203**
 - i) **Eric Clem, SCEI Minimum Housing and Non-Residential Specialist, will present a presentation on the enforcement of this property through the years.**
 - ii) **Ms. Inez Gray, representing the owners, will address the Council.**
 - iii) **Council action on proposed Ordinance ordering the City of Trinity's Contracted Code Enforcement Officer to Proceed to Effectuate the Purpose of the Trinity Minimum Housing Code and GS 160D-1203**

Ms. Inez Gray was present with her nephew to ask for more time, so they could meet with an engineer. She also needs to return to New York for some appointments. The Council asked that someone be at the March meeting to represent the family.

Motion made by Councilmember Allison to table until the March meeting, Seconded by Councilmember Jacky.

Voting Yea: Mayor Pro-Tem Walker, Councilmember Jacky, Councilmember Welborn, Councilmember Allison

Voting Nay: Councilmember Lohr

7. Reports from Council inquiries at January 12th, 2026 meeting.

- a. **Staff Report of proposed 25mph speed limit signs on certain City maintained streets**

City Manager Michael Burroughs covered this in pre agenda with a power point presentation.

- b. **Wastewater Collection System Investigations**

City Manager Michael Burroughs covered this in pre agenda with a power point presentation.

8. City Manager Items

- a. **Approve amendment to WithersRavenel Contract for Design, Bid Documents and Construction Management.**

*Motion made by Mayor Pro-Tem Walker to approve, Seconded by Councilmember Allison.
Voting Yea: Mayor Pro-Tem Walker, Councilmember Jacky, Councilmember Welborn,
Councilmember Allison
Voting Nay: Councilmember Lohr*

b. Report Winter Storm Fern Response

City Manager Michael Burroughs covered this in pre agenda with a power point presentation.

c. Report Winter Storm Gianna Response

City Manager Michael Burroughs covered this in pre agenda with a power point presentation.

d. Planning Workshop Dates

*Motion made by Mayor Pro-Tem Walker to approve, Seconded by Councilmember Jacky.
Voting Yea: Mayor Pro-Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember
Welborn, Councilmember Allison*

9. Closed Session

- a. **Closed Session - per NCGS 143-318.11(a)(3)** To consult with the City Attorney in order to protect attorney-client privilege

*Motion made by Councilmember Allison to go into Closed Session pursuant to NCGS 142-318.11(a)(3)
for Legal, Seconded by Mayor Pro-Tem Walker.
Voting Yea: Mayor Pro-Tem Walker, Councilmember Jacky, Councilmember Welborn,
Councilmember Allison
Voting Nay: Councilmember Lohr*

*Motion made by Councilmember Allison to go out of closed session and back into Open Session,
Seconded by Mayor Pro-Tem Walker.
Voting Yea: Mayor Pro-Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember
Welborn, Councilmember Allison*

10. Discussions not on the Agenda

11. Adjournment

*Motion made by Mayor Pro-Tem Walker, Seconded by Councilmember Allison.
Voting Yea: Mayor Pro-Tem Walker, Councilmember Lohr, Councilmember Jacky, Councilmember
Welborn, Councilmember Allison*

Attest:

Richard McNabb, Mayor

Darien P. Comer, City Clerk



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 03/02/2026

Department: Finance Department

Prepared By: Crystal Postell, Director of Finance

Contact Information: 336-431-2180 / cpostell@trinity-nc.gov

AGENDA ITEM TITLE

February 2026 Financial Review

SUMMARY

The Finance Department remains committed to safeguarding the fiscal integrity of the City of Trinity through diligent oversight and responsible management of municipal assets and resources. We continue to uphold the standards set forth by Generally Accepted Accounting Principles (GAAP) and City regulations to ensure transparency, accountability, and financial stewardship.

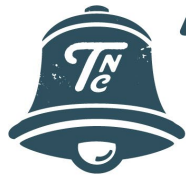
In accordance with these principles, the Finance Department is pleased to present the City's monthly financial statements for February 2026. These statements provide a comprehensive overview of the City's financial position and operational performance, enabling informed decision-making and long-term planning.

RECOMMENDED ACTION

No recommendation needed

ATTACHMENTS

Budget vs Actual Statements for General Fund and Sewer Fund

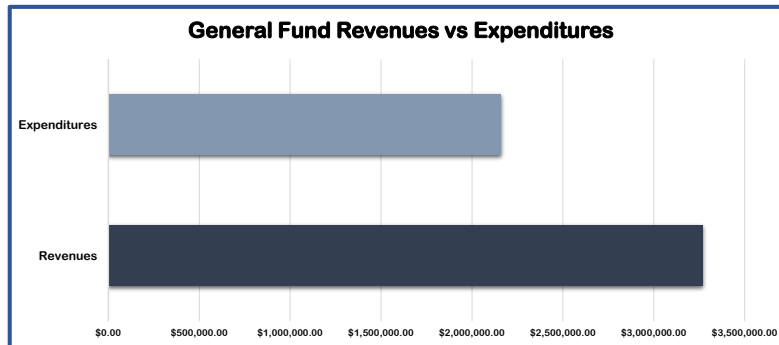


TRINITY

NORTH CAROLINA

General Fund Budget vs Actual Statement Ending on February 28, 2026

	Budget	Actual	Variance	
REVENUES				
Powell Bill	\$ 210,450.00	\$ 206,486.67	\$ (3,963.33)	98%
Ad Valorem/ Vehicle Tax	\$ 1,117,205.00	\$ 988,563.15	\$ (128,641.85)	88%
Sales and Use Tax	\$ 2,021,200.00	\$ 1,197,504.92	\$ (823,695.08)	59%
Solid Waste	\$ 514,800.00	\$ 370,513.35	\$ (144,286.65)	72%
Other Taxes	\$ 331,100.00	\$ 79,706.60	\$ (251,393.40)	24%
Investment Earnings	\$ 230,400.00	\$ 157,819.19	\$ (72,580.81)	68%
Other Revenues	\$ 41,685.00	\$ 267,905.79	\$ 226,220.79	643%
	\$ 4,466,840.00	\$ 3,268,499.67	\$ (1,198,340.33)	73%
EXPENDITURES				
Administration	\$ 64,900.00	\$ 30,692.63	\$ 34,207.37	47%
Finance	\$ 465,236.00	\$ 270,253.80	\$ 194,982.20	58%
Planning/Zoning	\$ 389,615.00	\$ 228,489.76	\$ 161,125.24	59%
Public Buildings	\$ 447,220.00	\$ 188,148.42	\$ 259,071.58	42%
Animal Control	\$ 65,550.00	\$ 94,607.35	\$ (29,057.35)	144%
Public Safety	\$ 35,990.00	\$ 26,992.30	\$ 8,997.70	75%
Powell Bill	\$ 853,875.00	\$ 350,101.84	\$ 503,773.16	41%
Street	\$ 310,500.00	\$ 273,179.34	\$ 37,320.66	88%
Stormwater	\$ 204,500.00	\$ 122,701.12	\$ 81,798.88	60%
Sanitation	\$ 289,620.00	\$ 131,024.37	\$ 158,595.63	45%
Economic Development	\$ 593,700.00	\$ 376,464.47	\$ 217,235.53	63%
General Fund Transfers-Sale Tax W/S	\$ 28,600.00	\$ 14,180.72	\$ 14,419.28	50%
Special Appropriation/Allocations	\$ 618,588.00	\$ -	\$ 618,588.00	0%
	\$ 98,946.00	\$ 53,316.00	\$ 45,630.00	54%
	\$ 4,466,840.00	\$ 2,160,152.12	\$ 2,306,687.88	48%
Surplus / (Deficit)		\$ 1,108,347.55		

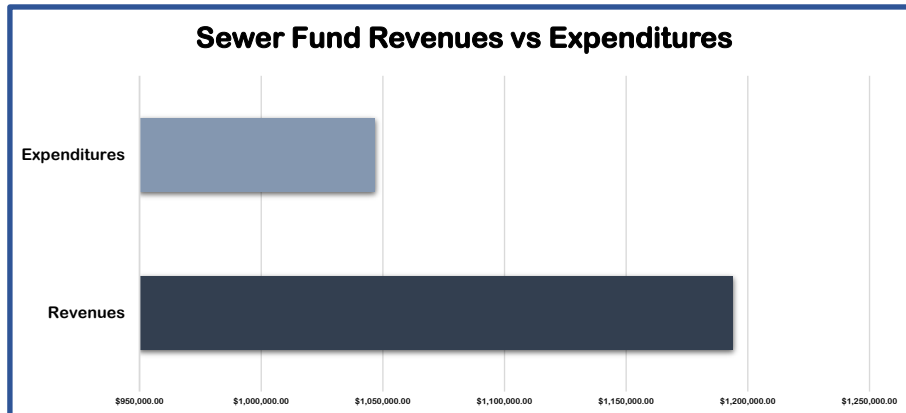


Note: The City of Trinity has collected approximately 73% of its projected budgeted revenues to date. In comparison, operational departments have expended about 48% of their total projected annual budgets. At present, this reflects an estimated surplus of \$1,108,347.55



**Sewer Fund
Budget vs Actual Statement
Ending on February 28, 2026**

	<u>Budget</u>	<u>Actual</u>	<u>Variances</u>	
REVENUES				
Sewer Billing	\$ 1,756,800.00	\$ 1,179,393.75	\$ (577,406.25)	67%
Sewer Tap Fees	\$ 3,750.00	\$ 225.00	\$ (3,525.00)	6%
Investment Earnings	\$ 18,000.00	\$ 14,348.31	\$ (3,651.69)	80%
Transfer In- Sewer Capacity	\$ 375,000.00	\$ -	\$ (375,000.00)	0%
G.O. Bonds Debt Service Transfer In	\$ 618,558.00	\$ -	\$ (618,558.00)	0%
Other Revenues	\$ 259,900.00	\$ -	\$ (259,900.00)	0%
	<u>\$ 3,032,008.00</u>	<u>\$ 1,193,967.06</u>	<u>\$ (1,838,040.94)</u>	39%
EXPENDITURES				
Sewer	\$ 3,032,008.00	\$ 1,046,717.70	\$ 1,985,290.30	35%
	<u>\$ 3,032,008.00</u>	<u>\$ 1,046,717.70</u>	<u>\$ 1,985,290.30</u>	35%
Surplus / (Deficit)		<u>\$ 147,249.36</u>		



Note: The City of Trinity has collected approximately 39% of its projected budgeted revenues to date. Operational departments have expended about 35% of their total projected annual budgets. At present, the City reflects an estimated surplus of \$147,249.36 within the Sewer Fund.



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 3/9/2026

Department: Planning

Prepared By: Jill Wood, Planning Director

Contact Information: 336-431-2841/planning@trinity-nc.gov

AGENDA ITEM TITLE

Walter Ashe Rezoning Request

SUMMARY

Walter Ashe, Trinity, North Carolina, is requesting that 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.


RECOMMENDED ACTION

The Planning Board heard this request at public meeting on February 16, 2026, and recommended unanimously that the City Council approve the request as consistent with the Trinity Land Use Plan.

ATTACHMENTS

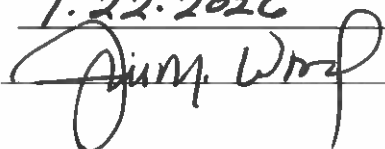
- **Application**
- **NCDOT Site Plan**
- **County GIS Map**
- **Staff Report to Planning Board**

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.

		
<i>Name of Applicant*</i>	<i>Signature of Applicant</i>	<i>Date</i>
	WALTER ASHE	1-22-2026
<i>Name of Property Owner</i>	<i>Signature of Property Owner/Authorized Agent</i>	<i>Date</i>

Office Use

Date Received: 1-22-2026

~~Application #:~~ 

Staff Review: _____ Comments

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 = 141 feet
1/28/2026


 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

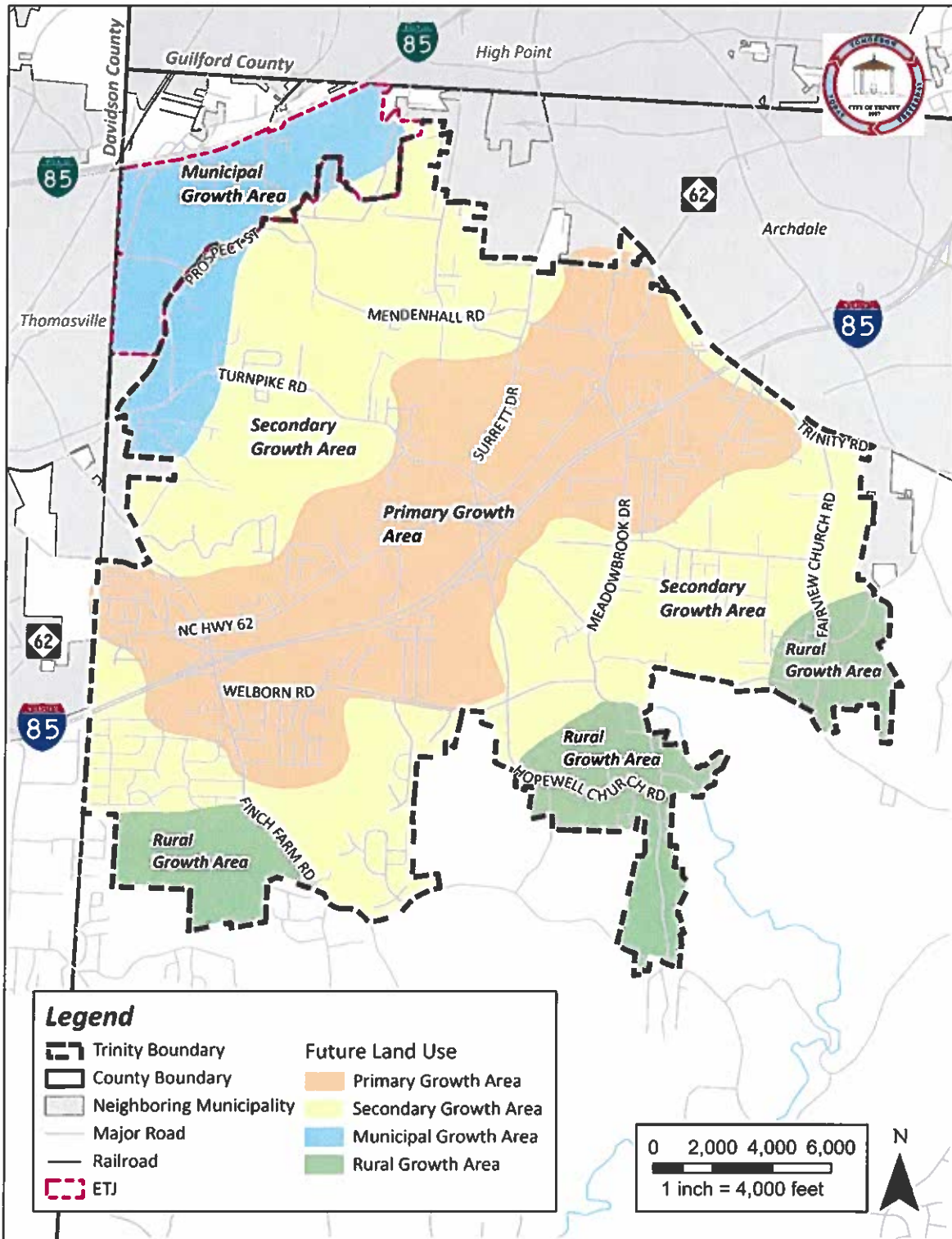
Transportation

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:

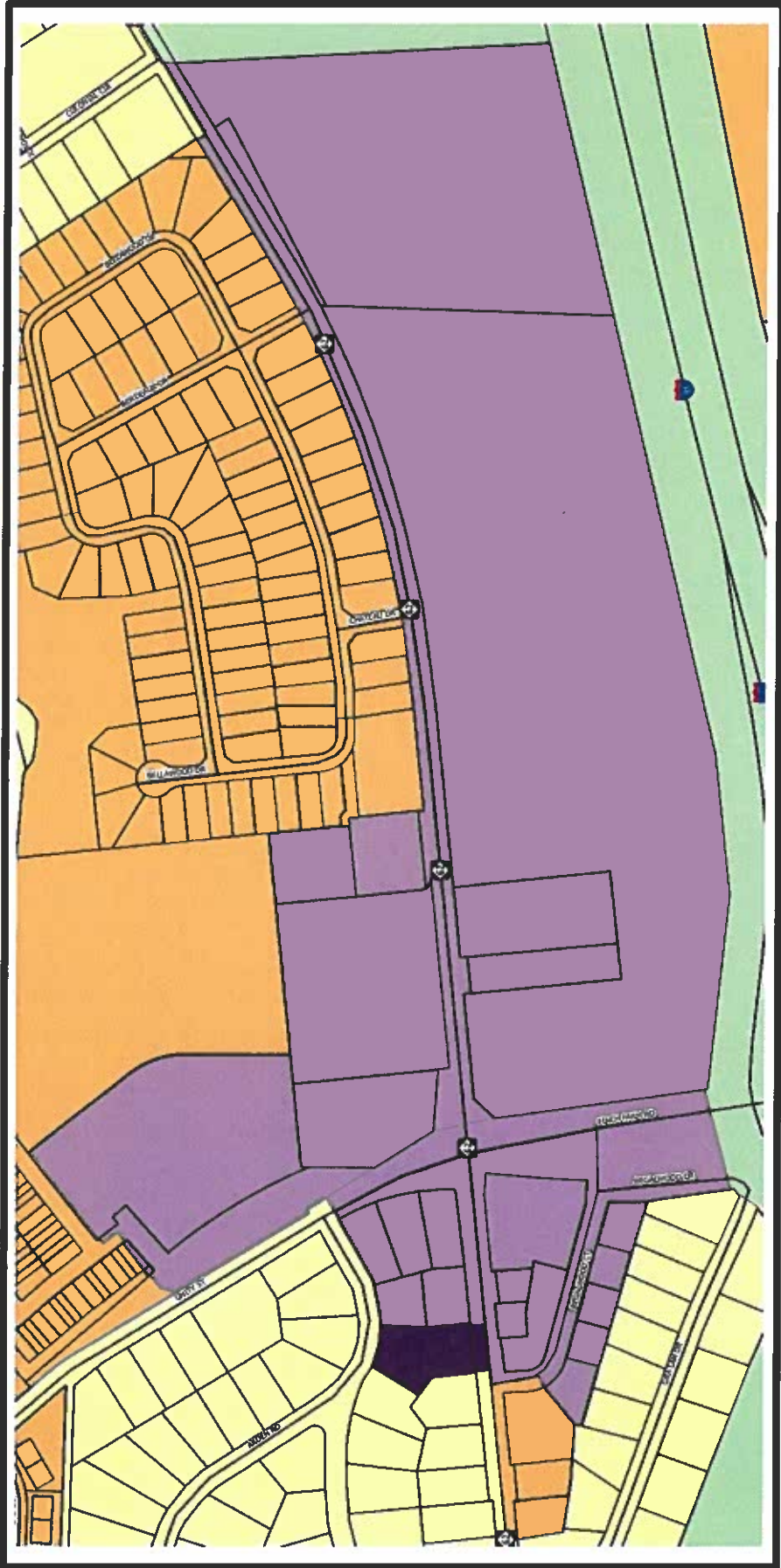
- The Council rezoned this property in 2006 from Residential to Commercial Conditional Zoning with the following conditions|:
 1. 20 ft. buffer along the western and northern property lines
 2. Prohibit driveway along Arden Rd
 3. Stub out the property that adjoins commercial lots

Application/Site plan considerations:

- **This is a request to remove the Conditional Zoning.**
- **All properties surrounding this intersection are zoned GB with the exception of this parcel.**
- **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 on NC Hwy 62 (a major highway) and the properties across the street are developed by Sheetz and a duplex development.**
- **NCDOT has a plan and is currently purchasing additional Rights-of-Way from property owners at the intersection of NC Hwy 62 and Finch Farm Rd/Unity St for future expansion of the intersection.**
- **Commercial development is anticipated in this area.**

Walter Ash Rezoning Request



ZONING DISTRICTS

- RA
- GB-CZ
- UR
- RR
- GB

Trinity City Code of Ordinances Chapter 6.2 – Section 2

(A) Unless otherwise posted pursuant to an ordinance adopted by the City Council and a concurring ordinance adopted by the North Carolina Department of Transportation, where required, and when appropriate signs are posted giving notice thereof, the speed limit on all streets within the corporate boundaries of the City shall be as established by G.S. 20-141 and all applicable subdivisions thereof.

(B) The speed limit on all City owned and maintained streets inside the municipal corporate limits shall be reduced from 35 to 25 miles per hour subject to the following provision: Speed limits set pursuant to this Subsection (B) shall be effective when appropriate signs giving notice thereof are erected in the right of way.

City owned and maintained streets that currently have a speed limit of 25 miles per hour are in compliance with this ordinance.

Texas Blvd

Wyoming Ct.

Montana Dr.

Colorado Blvd.

Stone Gables Dr.

Rockledge Ln.

Turnpike Ct.

Pike View Dr.

McWay Ct.

Nugget Ct.

Brook Cir Ext.

Pike St.

Bellawood Dr.

Bordeaux Dr.

Chateau Dr.

Quarter Horse Dr.

White Horse Dr.

Traveler Dr.

Dawn Acres Dr.

Carriage House Cir.

Siler St.

Payne St.

Sabine St.

Younts St.

Rampey St.

Kimberly Ln.

Osborn St.

Grove St.

Warren Ln.

Rolling Rd.

Morgan St.

Crest Ct.

Brianna Dr.

Avery Dr.

Carrington Ct.

Green Valley Dr.

Cedar Hill Ct.

Red Oak Dr.

Meadowood Ct.

Cold Brook Ct.
Windridge Ct.

Stone Ridge Dr.

Circle Ct.

Saddleclub Dr. (already 25mph)

Cameron Ct. (already 25mph)

Bridlewood Dr. (already 25mph)

Winners Cir. (already 25mph)

Tanner Ct. (already 25mph)

Hunters Club Dr. (already 25mph)

Saddle Brook Dr. (already 25mph)

Derby Way (already 25mph)

Carriage Pl. (already 25mph)

Chapsworth Dr. (already 25mph)

Steeplegate Dr. (already 25mph)

English Pride Dr. (already 25mph)

Canter Dr. (already 25mph)

Fox Chase Dr. (already 25mph)

Belmont Dr. (already 25mph)

Ascot Dr. (already 25mph)

Falcon Way (already 25mph)

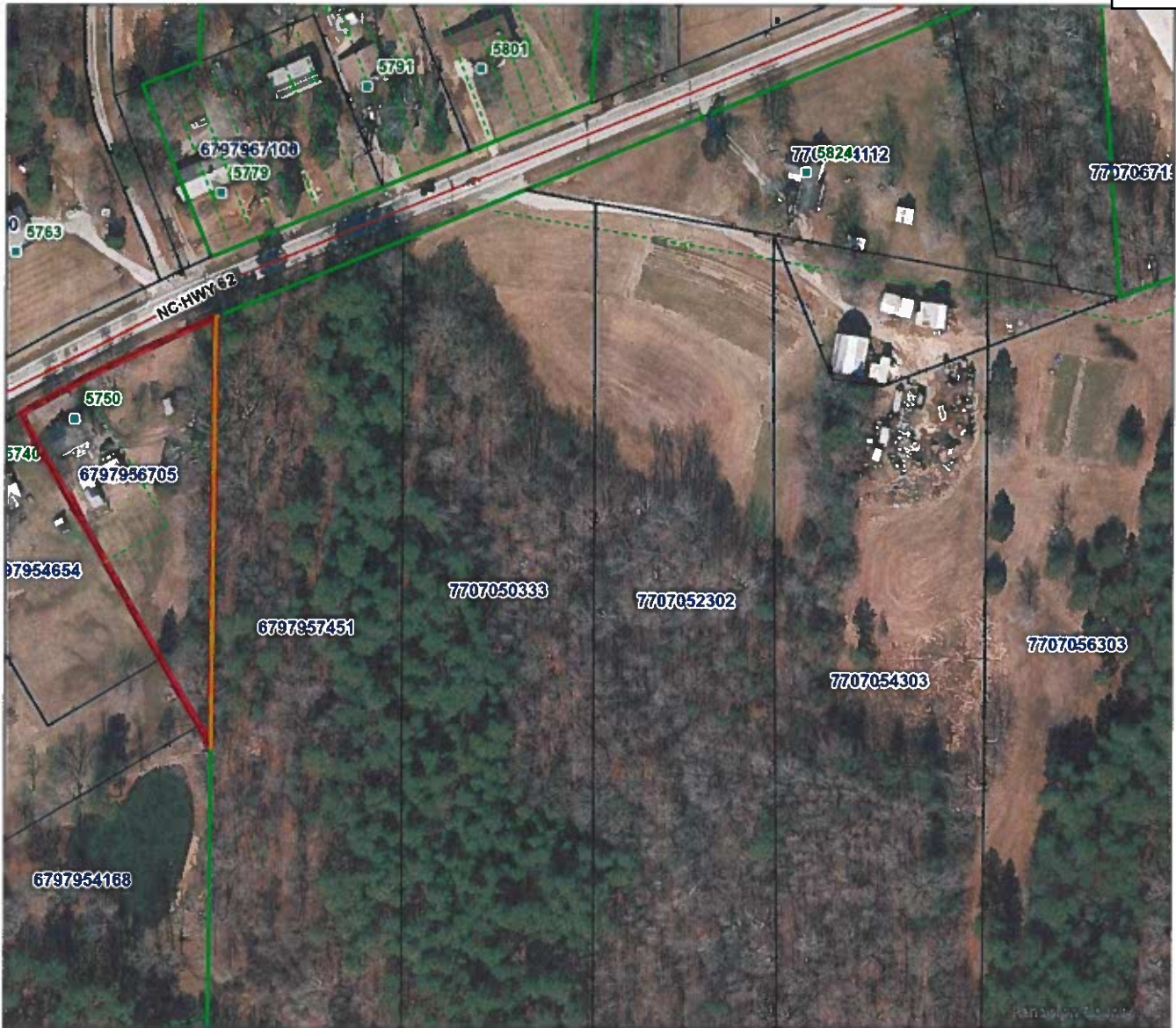
Trotters Run (already 25mph)

Citation Dr. (already 25mph)

Stirrup Ct. (already 25mph)

Randolph County, NC

Section 11d.



REID	5663	OWNER ADDRESS2	
PIN	6797956705	OWNER CITY	HIGH POINT
TAXED ACREAGE	1.16	OWNER STATE	NC
PROPERTY DESCRIPTION	R62;S	OWNER ZIP	27265
DEED BOOK & PAGE	002452/00168	LOCATION ADDRESS	5750 NC HWY 62
PLAT BOOK & PAGE		LOCATION ZIP	TRINITY,27370
OWNER	WOODCAVE INVESTMENTS LLC	DATA REFRESHED	3/1/2026
OWNER ADDRESS	1539 WALLBURG HIGH POINT RD		



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3/3/2026