



City of Trinity
PLANNING AND ZONING BOARD MEETING

August 25, 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 May 27, 2025 Planning and Zoning Minutes

3. Public Meeting

- a. **Rezoning Request PIN #7707677179 New Day Fellowship of Trinity** (*Jill Wood, Planning Director*)

4. Comments from Board

5. Adjournment



**City of Trinity
PLANNING & ZONING BOARD MEETING**

**May 27, 2025
Trinity City Hall Annex**

MINUTES

PRESENT

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

ABSENT

Board Member Eddie Eaton

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Planning Director Jill Wood
Public Works Director Rodney Johnson

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 Housand, Seconded by Board Member Fish.

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

Approval of Minutes

- a. Approve the March 24, 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 Fish

Public Meeting

a. Amendments to the Water Management Ordinance

Public Works Director Rodney Johnson proposed Amendments to the Water Management Ordinance. During the adoption process of the New Water Management Ordinance, the North Carolina Legislature adopted new regulations (HB488/SB378) that affect the establishment of operation and maintenance agreements for Stormwater Control Management Systems (SCMs) owned and maintained by a homeowners’ association, property owners’ association, or similar entity for commercial, industrial or residential projects developed under the high-density development option.

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

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

Adjournment

Motion made by Board Member Housand to adjourn, Seconded by Board Member Aikens.

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

Attest:


Hunter Hayworth, Board Chairman

Darien Comer, City Clerk


 TRINITY^{NC}

Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director 

CC: John Ogburn, Interim City Manager

DATE: 08/25/2025

RE: **Staff Report**

Request

Property Owner:	New Day Fellowship of Trinity
Zoning Request:	RR to OI

Site Information

Address:	5521 Meadowbrook Dr
PIN#:	7707677179
Lot Size:	0.46 acres
DB/DP:	2637/0018
Utilities:	Davidson Water – Private Septic Tank System
Future Land Use:	Primary Growth Area

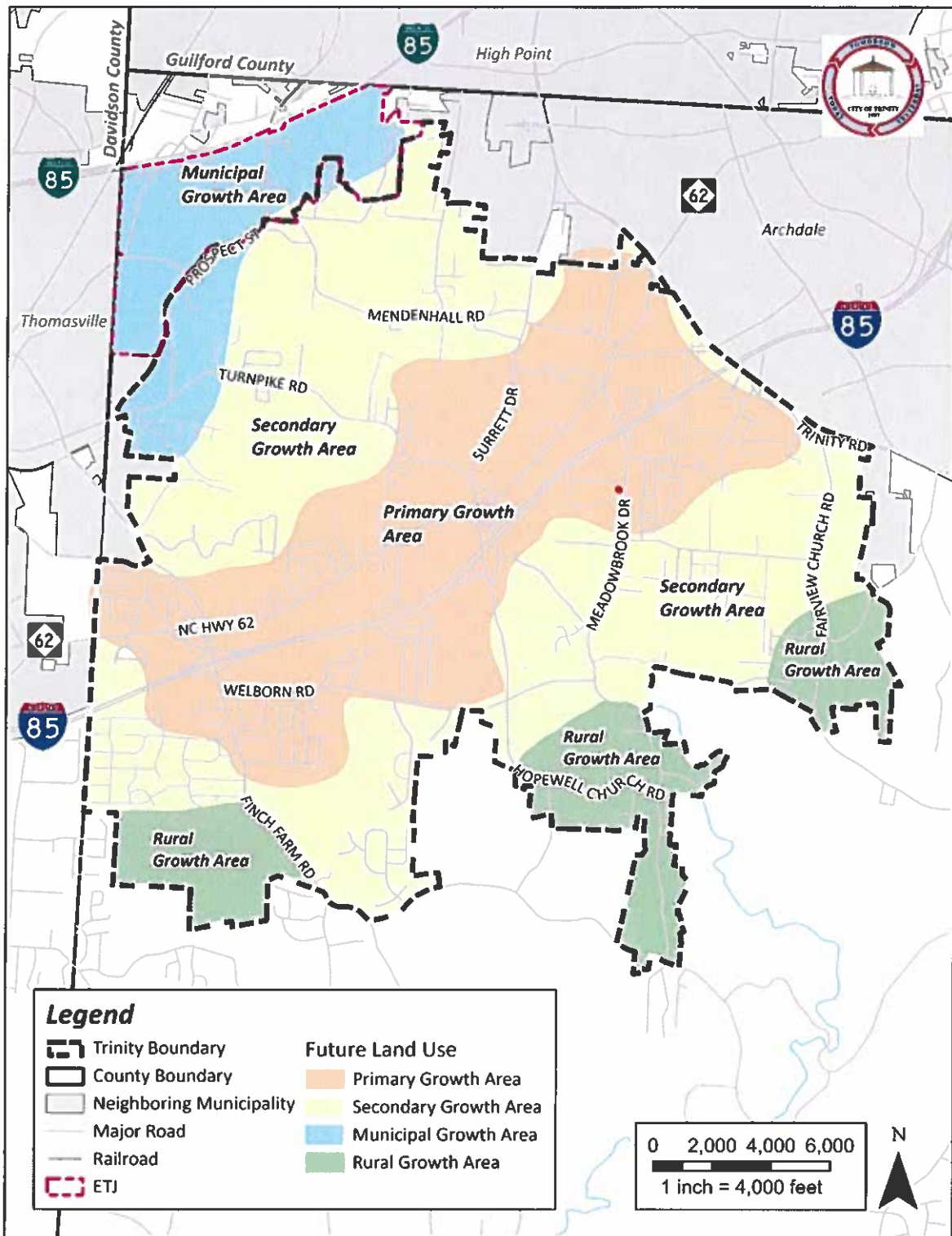
Transportation

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

Surrounding Land Use

North	RR
South	RR (there is a parcel of land 1000 ft. south zoned LI-CD)
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
<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. <p>The following policy from the <i>Trinity Comprehensive Land Use Plan</i> was identified by the staff as supporting the above conclusion:</p> <p><u>Goal FLU 2:</u> Support the redevelopment or re-purposing of underutilized areas and buildings that can be used in a manner that complements modern development needs and desires.</p> <p>Consistency Analysis: There is an existing church building on the property that is no longer in use. The property owner is aware of the improvements and regulations needed to be made to the property in order to request it’s change of use. The owner will be required to meet all Zoning, Building Code, and Environmental Health requirements in order for the property and structure to be used for professional office facilities.</p>



**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 RR Requested Zoning OI
Conditional:

Property Owner Information

Property Owner: New Day Fellowship of Trinity

Address: PO Box 971
City: Trinity State: NC Zip: 27370
Phone: (336) 803-5744

Site Information

PIN # 7707-67-7179
Property Address: 5521 Meadowbrook Dr Trinity NC 27370
Deed Book: 002637 Page: 00018
Area: 0.46 acres

Parcel Map: | Site Plan:

Applicant Information

Applicant: New Day Fellowship of Trinity
Address: PO Box 971
City: Trinity State: NC Zip: 27370
Phone: (336) 803-5744

Statement of Conditions:

Request to convert zoning from RR to OI. Properties best use is for office and institutional purposes. Current configuration is a church. Applicant intends to convert church to office space for professional services.

Rezoning Request: #

Form#11714

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.

John C. ANDERS
Name of Applicant

[Signature]
Signature of Applicant

7/13/25
Date

John C. Anders
Name of Property Owner

[Signature]
Signature of Property Owner/Authorized Agent

8/13/25
Date

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

Rezoning Request: #

7/12/25, 6:35 PM

Randolph County GIS

Randolph County, NC

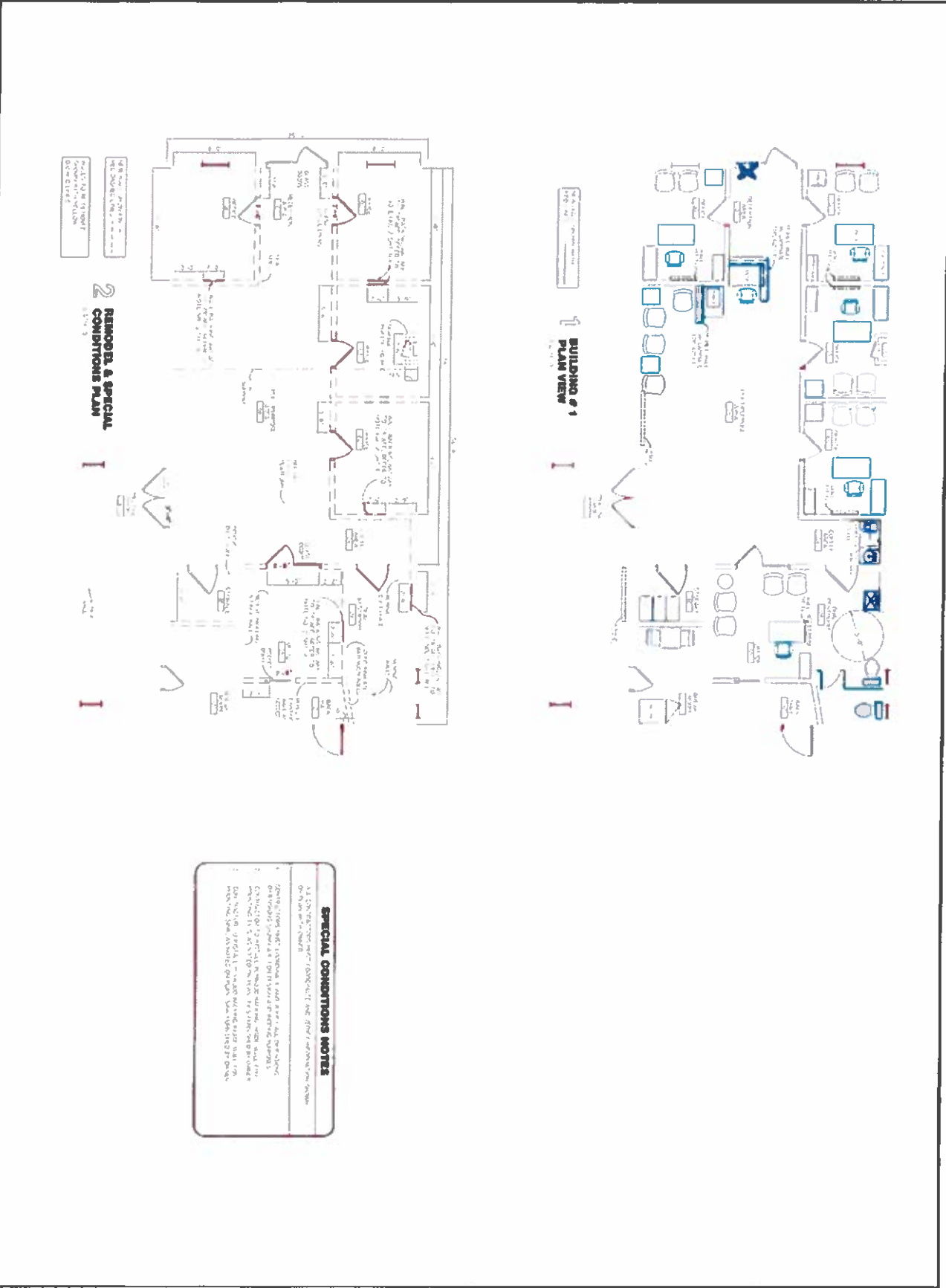


REID	20293	OWNER ADDRESS2	
PIN	7707677179	OWNER CITY	TRINITY
TAXED ACREAGE	0.46	OWNER STATE	NC
PROPERTY DESCRIPTION	R1564;W	OWNER ZIP	27370
DEED BOOK & PAGE	002637/00018	LOCATION ADDRESS	5521 MEADOWBROOK DR
PLAT BOOK & PAGE		LOCATION ZIP	TRINITY,27370
OWNER	NEW DAY FELLOWSHIP OF TRINITY	DATA REFRESHED	7/6/2025
OWNER ADDRESS	PO BOX 971		



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 = 47 feet
7/12/2025



NOT TO SCALE
 THIS DRAWING IS FOR INFORMATION ONLY
 AND IS NOT TO BE USED FOR CONSTRUCTION

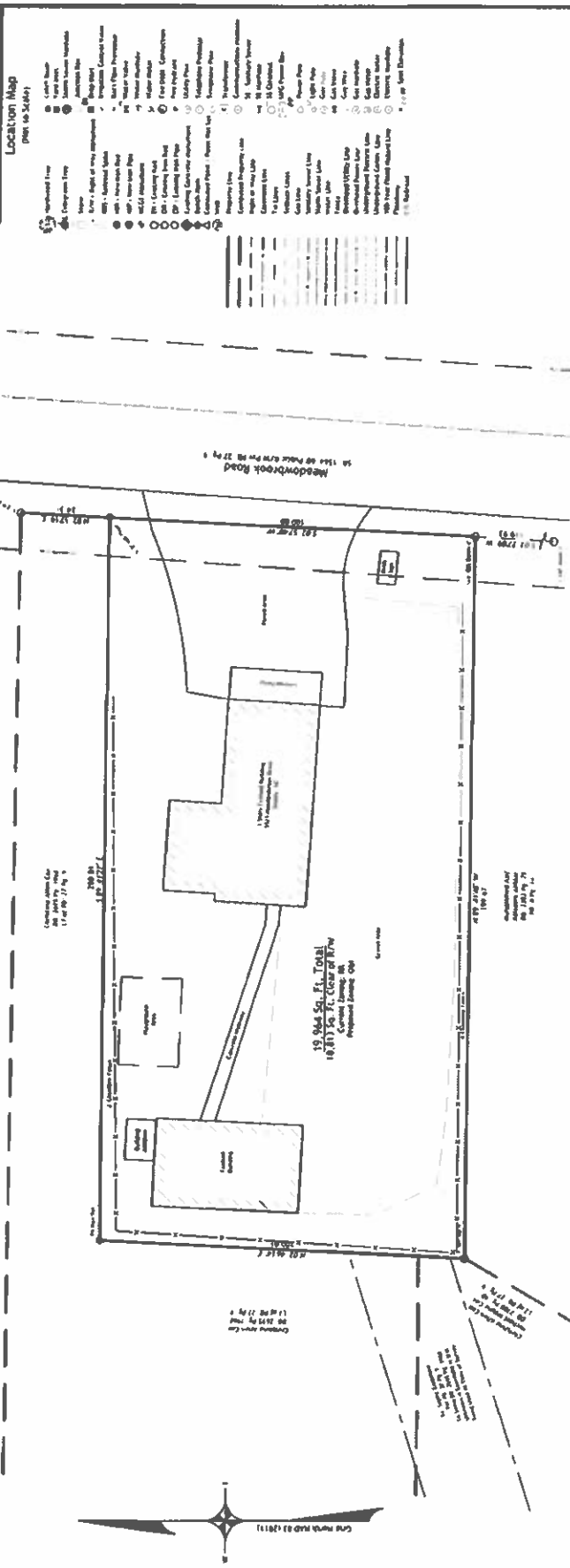
2 REMODEL & SPECIAL CONDITIONS PLAN

**BUILDING # 1
 PLAIN VIEW**

SPECIAL CONDITIONS NOTES

1. ALL CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF WASHINGTON'S CONSTRUCTION STANDARDS.
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10. CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF WASHINGTON'S CONSTRUCTION STANDARDS.

RESUBMIT -	R-1	DATE: Aug 10, 2015	PROJECT: 5521 Meadowbrook Trinity, NC	Drafted by: Bar Bible
DATE: AS NOTED		PROPERTY FOR: John B. Bick		Project: Individual
				not a company Weston Salem, NC (336) 703-8688



Impervious Surface Survey For:
Genesis Endeavors
 City of Trinity
 Trinity Township
 Randolph County
 North Carolina
 Deed Book: 2637 Pg 18
 Scale: 1" = 20 US Survey Feet

Owners:
 New Day Fellowship
 of Trinity
 PO Box 9771
 Trinity, NC 27370

Survey Date: August 13, 2025

Form #: P-1110
 Dan W Tanner II L-497
 © 2025 Survey Carolina, PLLC
 Drawn By: HBA Checked By: DWT Job #: 18040



Impervious Surface Data

Buildings	3,094 Sq. Ft.
Gravel	6,910 Sq. Ft.
Concrete/Pavement	2,298 Sq. Ft.
Total Impervious Surface	12,302 Sq. Ft.
Total Area in Tract	19,964 Sq. Ft.



- NOTES:**
- This project is not located within a special flood hazard area per HCFRIS.
 - Map #: 3707700603 Effective Date: 11/2/2008
 - Area calculated by Coordinate Geometry
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all easements, utility lines, or any other encumbrances that would be revealed by a title search.
 - Tax PIN: 770747179

THIS SURVEY IS NOT SUBJECT TO GS-47-30 AND IS NOT TO BE USED FOR RECORDING

I, Dan W. Tanner II, Professional Land Surveyor, certify that:
 The survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 I, Dan W. Tanner II, certify that this map was drawn under my supervision from an actual survey made under my supervision (total description recorded in Book 2637, page 18;
 that the boundaries not surveyed are indicated as drawn from information in deed 553, page 2632 or other reference source;
 that the survey was made in accordance with the provisions of the Standard of Practice for Land Surveying in North Carolina (21 NCAC 56.1400),
 This 13th day of August, 2025.

Professional Land Surveyor Seal



211 Swathmore Avenue, High Point, NC 27263

To Whom It May Concern:

To the best of my knowledge, the impervious surface at 5521 Meadowbrook Drive Trinity NC has remained the same since before 1994. If you have any questions, please feel free to contact me at any time.

Thank You,

A handwritten signature in black ink, appearing to read 'John Anders', is written over a light blue background.

John Anders

Pastor – New Day Fellowship

(336)847-6636

newdayfellowshipoftrinity@gmail.com

Randolph County, NC



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8/3/2025