



# Memorandum

**TO:** Planning Board Members

**FROM:** Jill Wood, Planning Director

**CC:** Michael Burroughs, City Manager

**DATE:** 4/20/2026

**RE:** **Staff Report**

Request	
<b>Property Owner:</b>	John Wilson Lucas Jr
<b>Zoning Request:</b>	RR to GB

Site Information	
<b>Address:</b>	12328 Trinity Rd
<b>PIN#:</b>	771803709
<b>Lot Size:</b>	0.81 acres
<b>DB/DP:</b>	1398/1053
<b>Utilities:</b>	Davidson Water – City Sewer
<b>Future Land Use:</b>	Primary Growth Area

Transportation
Trinity Rd is a major thoroughfare in the City.

Surrounding Land Use	
<b>North</b>	Archdale M-1
<b>South</b>	RR
<b>East</b>	RR
<b>West</b>	GB-CZ

**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.

<b>Staff Analysis and Recommendation</b>
<p>The staff has reviewed the request and finds that this request:</p> <ul style="list-style-type: none"> <li>• meets the requirements of the Comprehensive Land Use Plan;</li> <li>• is consistent, reasonable, and in the public interest; and</li> <li>• the Planning Board should recommend <b><u>approval</u></b> to the City Council.</li> </ul>

**Application/Site plan considerations:**

- **This is a request to remove the Conditional Zoning.**
- **There are other commercial properties in the area.**
- **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 Trinity Rd (a major thoroughfare) and adjoins other commercial development.**



# 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 RESIDENTIAL Requested Zoning GENERAL BUSINESS

Conditional Zoning: \_\_\_\_\_

**Property Owner Information:**

Property Owner: JOHN WILSON LUCAS, JR.

Address: 527 GROVE PARK LANE

City: LEXINGTON State: N.C. Zip: 27295

Phone: (home/work) 336-764-3002 (cell) 336-407-8536

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

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: (home/work) \_\_\_\_\_ (cell) \_\_\_\_\_

**Site Information:**

PIN # 7718103709

Property Address: 12328 TRINITY RD

Deed Book: 001393 Page: 01053

Area: \_\_\_\_\_

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

List structures: \_\_\_\_\_

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

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

North: Zoning \_\_\_\_\_ Land Use \_\_\_\_\_

South: Zoning \_\_\_\_\_ Land Use \_\_\_\_\_

East: Zoning \_\_\_\_\_ Land Use \_\_\_\_\_

West: Zoning \_\_\_\_\_ Land Use \_\_\_\_\_

Conditions if requesting Conditional Zoning:

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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:

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John Lucas

(name of applicant)

*John Lucas*

(signature of applicant)

*Jim Wolf*

(signature of Zoning Administrator)

4.6.2026

(date)

**Office Use**

Date Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

Staff Review: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_

City Council Review: \_\_\_\_\_

BR 1393261053

16.75  
16.75

Tax Lot No.

Recording Title Book and Page

Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Mail after recording to JOHN WILSON LUCAS, JR., 916 ROOSEVELT AVENUE, WINSTON-SALEM, NC 27105

This instrument was prepared by RICHARD D. NOVIS, ATTORNEY

Brief description for the Index **.62 ACRES ON TRINITY ROAD SOUTH**

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17TH day of MAY, 1994 by and between

GRANTOR

GRANTEE

SYLVIA LUCAS ROGERS (WIDOW)

JOHN WILSON LUCAS, JR

Enter in appropriate space for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of TRINITY Township, RANDOLPH

County, North Carolina and more particularly described as follows:

BEGINNING at an iron post at the Northwest intersection of the property lines of the Brookaw Road and Trinity Road, and running thence along the West line of the Brookaw Road North 07 deg. 15 min. East 151.00 feet to an iron post; thence North 67 deg. 16 min. West 91.20 feet to an iron post in Spurgan Chanel property; thence along the Spurgan Chanel property line North 06 deg. 52 min. East 254.36 feet to an iron post in the right of way line of the High Point, Thomasville and Denton Railroad Company; thence along the South right of way line of said railroad company North 50 deg. 04 min. West 10.55 feet to an iron post in the O. Strickland property line; thence along the O. Strickland property line South 49 deg. 53 min. West 203.48 feet to an iron post in the North property line of the Trinity Road; thence along the North property line of the Trinity Road South 31 deg. 26 min. East 376 feet to an iron post, the point of beginning, according to a survey made by Robert P. Gusrino, Engineer, dated, May 22, 1959 and designated as Job No. 7100, and containing .62 acres, more or less.

This property is conveyed subject to any and all rights of way and restrictive covenants appearing of record, if any.

The Grantor reserves a life estate interest in this property.

9407601

1393761854

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 1393, PAGE 899

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title in the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BY: Sylvia Lucas Rogers (SEAL)  
 SYLVIA LUCAS ROGERS (WIDOW), GRANTOR

BY: John Wilson Lucas, Jr. (SEAL)  
 JOHN WILSON LUCAS, JR., GRANTEE

Secretary (Corporate Seal)

**NORTH CAROLINA, Swain County.**  
 I, a Notary Public of the County and State aforesaid, certify that Sylvia Lucas Rogers  
 personally appeared before me at this day and acknowledged the execution of the foregoing instrument to be his or her hand and official stamp or seal, this 17th day of May, 1994.  
 My commission expires: 7-5-98 Ardie Burch Boyles Notary Public

**NORTH CAROLINA — Randolph County**  
The foregoing certificate(s) of Ardie Burch Boyles, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1393, Page 1053, This 19 day of May, 1994 at 1:05 o'clock P. M.

By James B. Williams, Deputy Register of Deeds

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

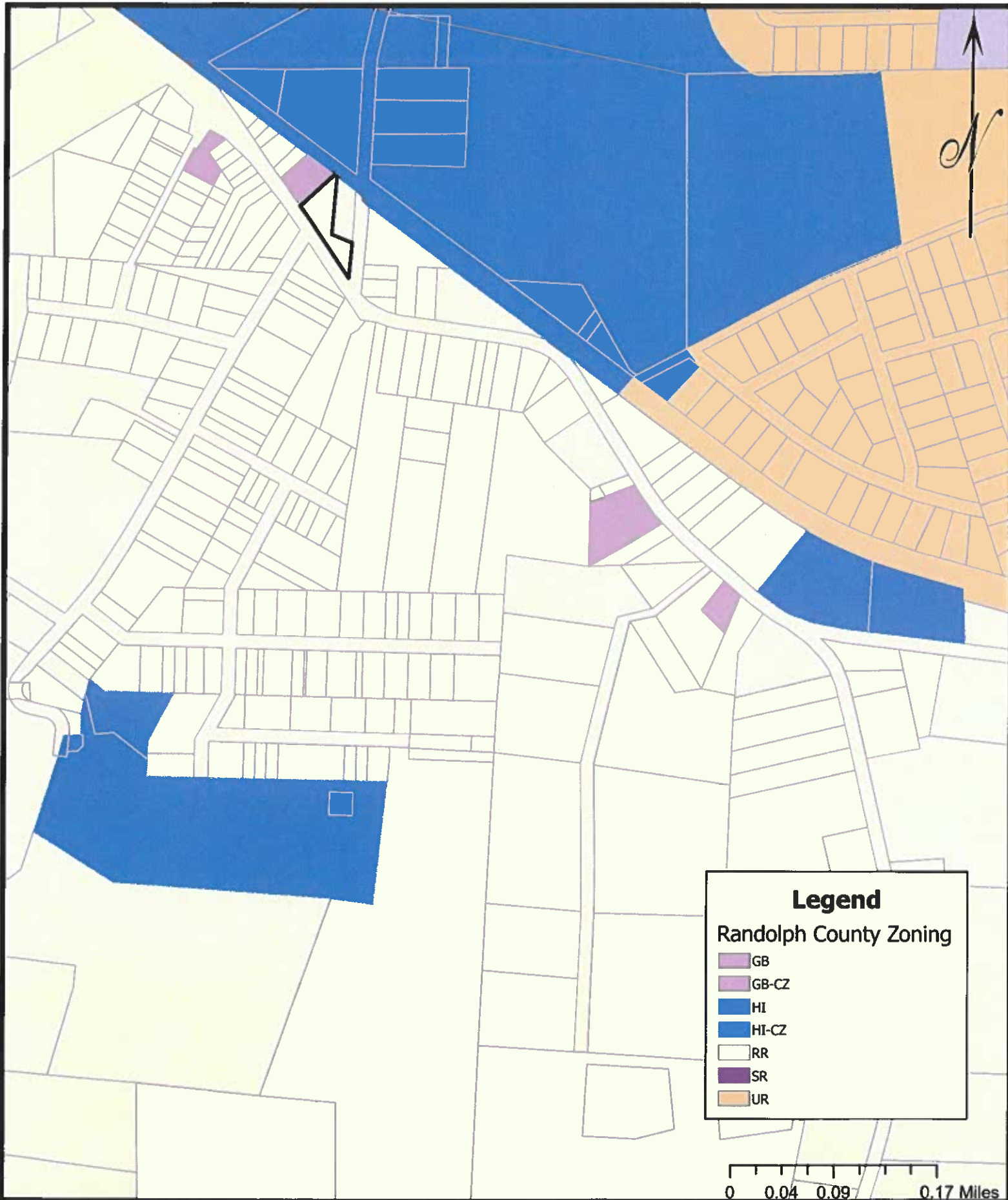
# Randolph County, NC



*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**  
**4/6/2026**

John Lucas - 12328 Trinity Rd  
RR to GB  
Area Zoning



# VISION TRINITY – FUTURE LAND USE MAP

