



# Memorandum

**TO:** Mayor and City Council

**FROM:** Jill Wood, Planning Director

**CC:** John Ogburn, Interim City Manager

**DATE:** 9/8/2025

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

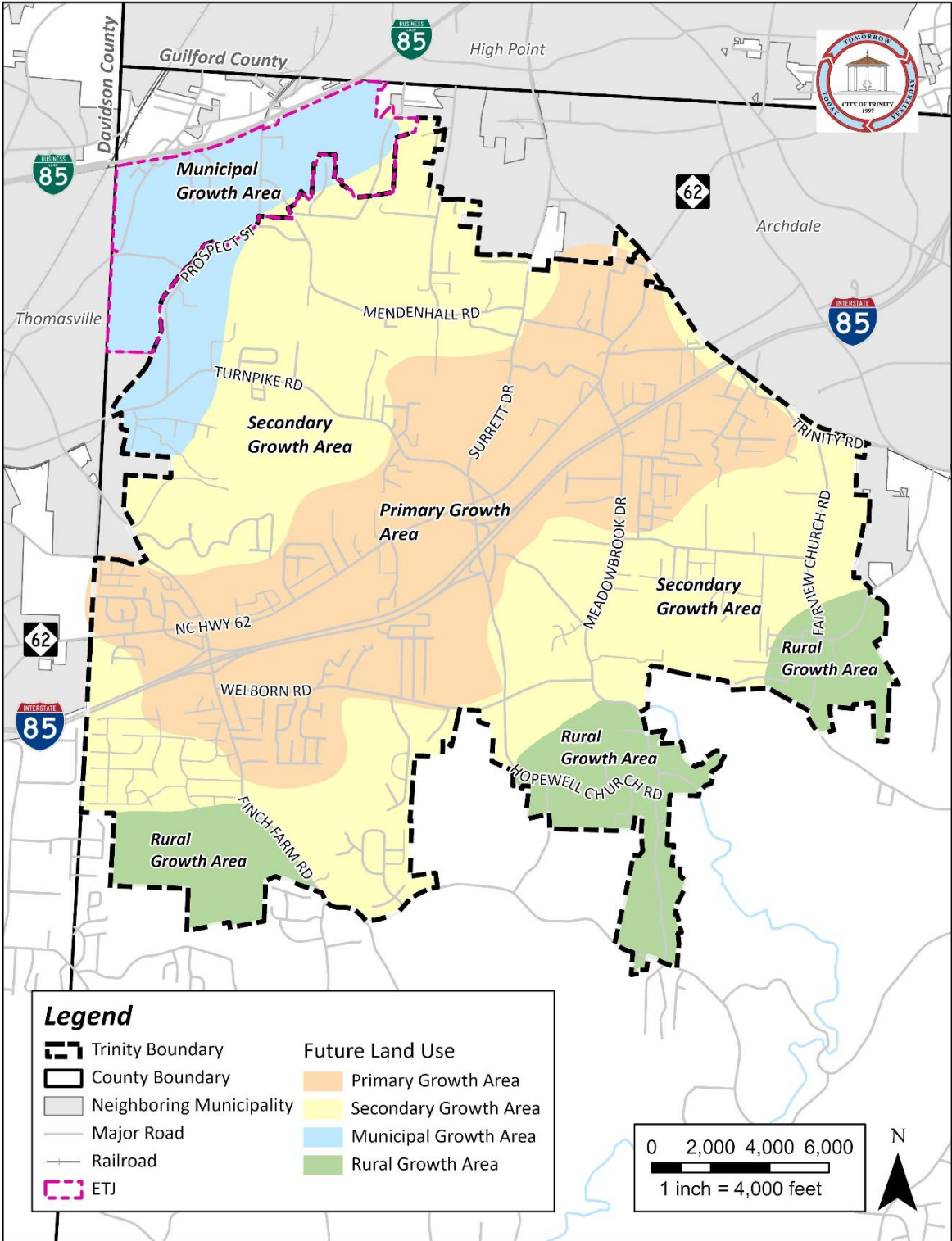
Request	
<b>Property Owner:</b>	New Day Fellowship of Trinity
<b>Zoning Request:</b>	RR to OI

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

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

Surrounding Land Use	
<b>North</b>	RR
<b>South</b>	RR (there is a parcel of land 1000 ft. south zoned LI-CD)
<b>East</b>	RR
<b>West</b>	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.

The following policy from the *Trinity Comprehensive Land Use Plan* was identified by the staff as supporting the above conclusion:

**Goal FLU 2:** 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.

**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.

**Planning Board Recommendation**

The Planning Board reviewed the request on August 25, 2025, and recommended that this request be **denied**. The Planning Board expressed concern that the existing private septic tank system would not be able to handle the daily office use.