



Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director

CC: Michael Burroughs, City Manager

DATE: 2/16/2026

RE: Staff Report

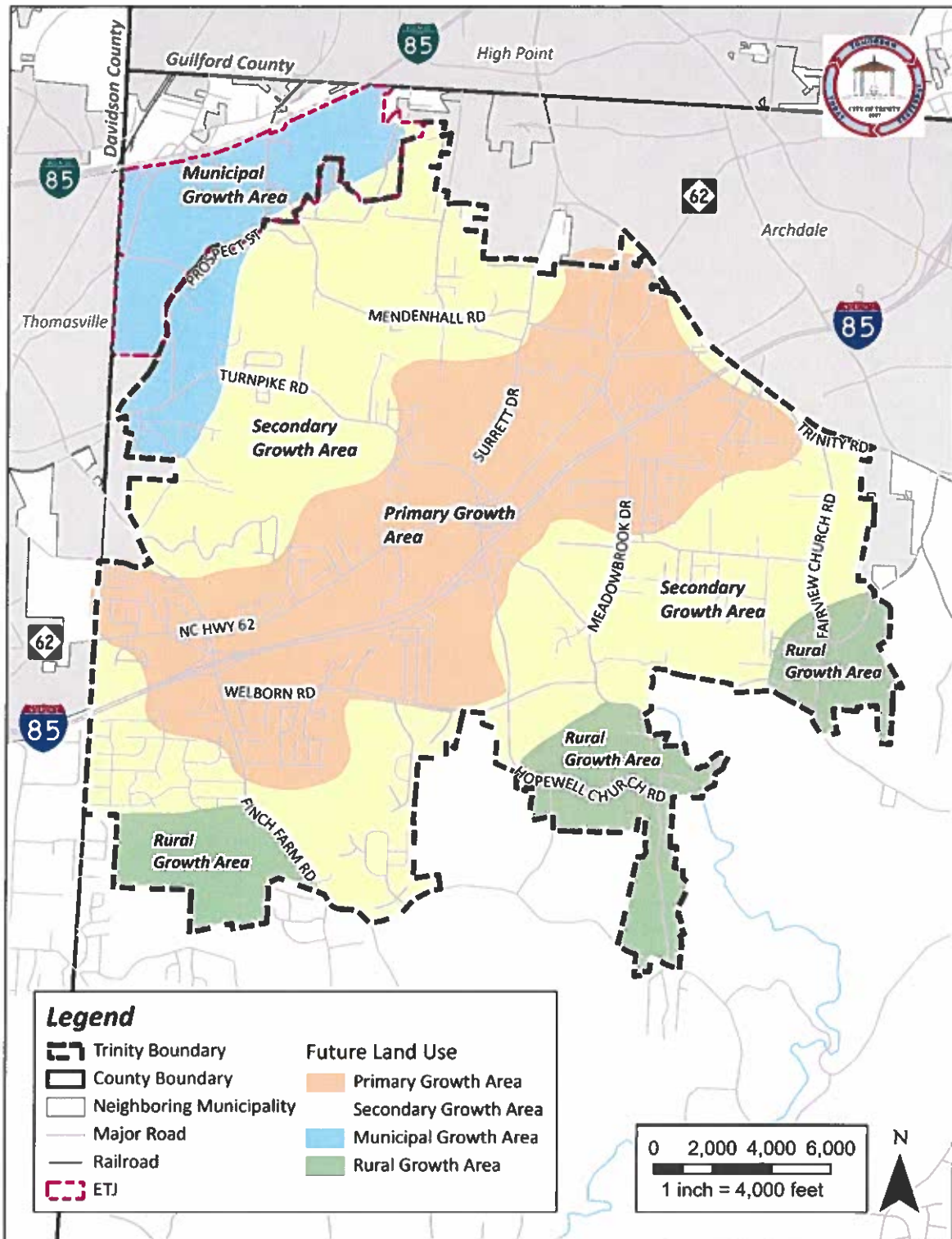
Request	
Property Owner:	Nellie and Walter Ashe
Zoning Request:	GB-CZ to GB

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 2 nd most traveled corridor in Trinity (the 1 st 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.**
- **Any commercial development would be required to meet all fencing/buffering requirements of the Land Management Ordinance.**
- **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 plans to expand the intersection of NC Hwy 62 and Finch Farm Rd/Unity St.**
- **Commercial development is anticipated in this area.**



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: **GB-CZ**
Requested Zoning: **GB**

Property Owner Information

Property Owner: **Walter Ashe**
Address: PO Box 77, Trinity NC 27370
Phone: 336-399-1110

Site Information

PIN #: **6797222736**
Property Address: **NC Hwy 62 (located across from Sheetz)**
Deed Book: **9E Page: 989**
Area: **0.97 acres**

Applicant Information

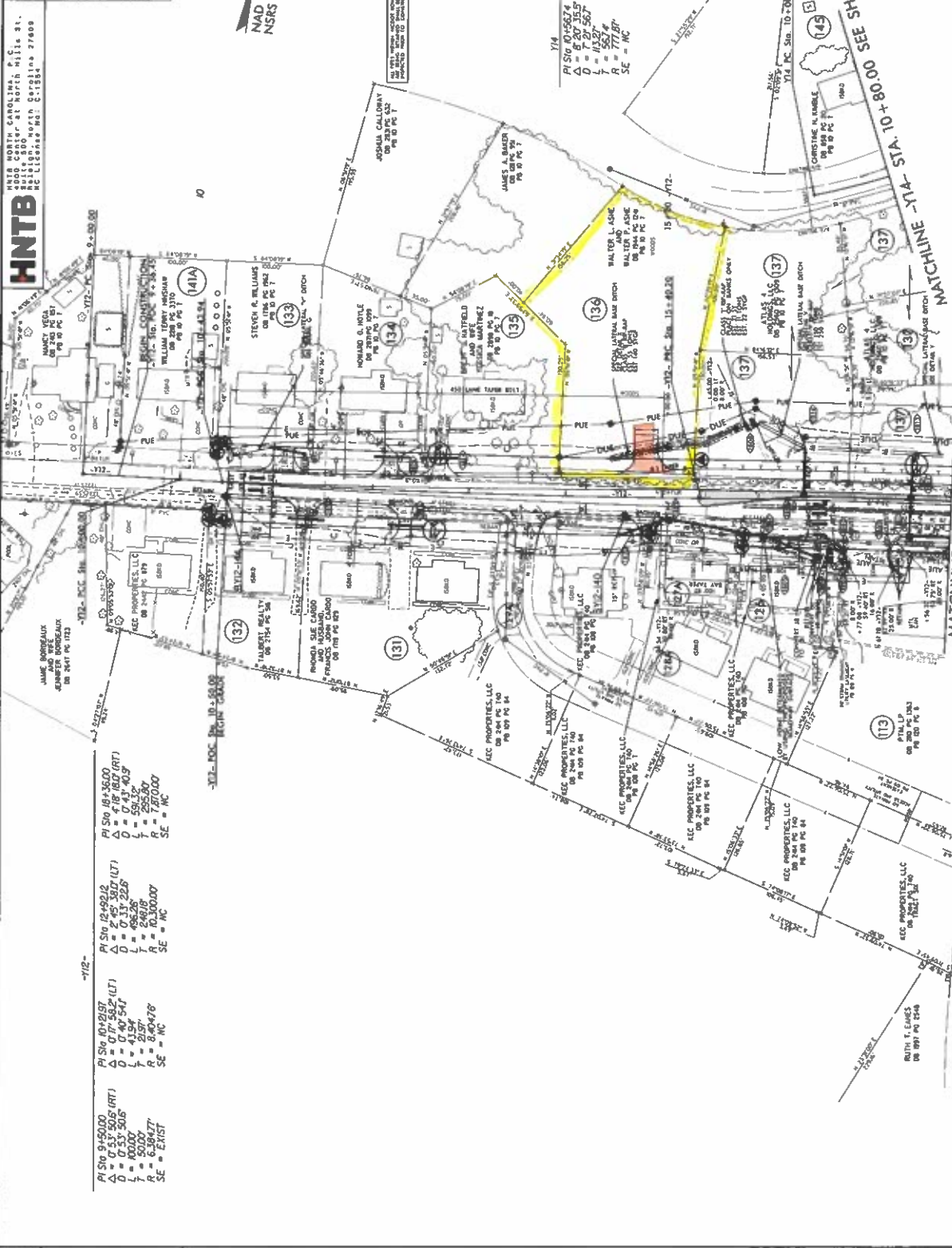
Applicant: Owner

Statement of Conditions:

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 the Land Management Ordinance, Article 4, Section 4.3.

PROJECT REFERENCE NO. U-5008
 SHEET NO. 18
 HNTB
 HNTB NORTH CAROLINA, P.C.
 5415 S. BAYVIEW BLVD., SUITE 200
 RALEIGH, NC 27604
 PHONE: 919.873.7800
 FAX: 919.873.7801
 PROJECT NO. 27809
 SHEET NO. 18
 HNTB
 HNTB NORTH CAROLINA, P.C.
 5415 S. BAYVIEW BLVD., SUITE 200
 RALEIGH, NC 27604
 PHONE: 919.873.7800
 FAX: 919.873.7801

DOCUMENT NOT COMPLETED UNLESS ALL SIGNATURES COMPLETED



PI STA 9+450.00
 $\Delta = 0.537$
 $D = 50.00$
 $L = 50.00$
 $T = 6.28477$
 $R = 7.67000$
 $SE = MC$

PI STA 10+219.7
 $\Delta = 0.71$
 $D = 40.547$
 $L = 21.57$
 $T = 8.40478$
 $R = 10.30000$
 $SE = MC$

PI STA 12+492.12
 $\Delta = 2.45$
 $D = 33.228$
 $L = 24.618$
 $T = 10.30000$
 $R = 7.67000$
 $SE = MC$

PI STA 18+350.00
 $\Delta = 4.18$
 $D = 43.409$
 $L = 59.258$
 $T = 7.67000$
 $R = 7.67000$
 $SE = MC$

PI STA 20+527.4
 $\Delta = 8.20$
 $D = 35.9$
 $L = 13.27$
 $T = 272.87$
 $R = 77.0$
 $SE = MC$

MATCHLINE -Y12- STA. 18+00.00
 SEE SHEET 13

MATCHLINE -Y14- STA. 10+08.00
 SEE SHEET 14

NOTE:
 1 ALL UTILITY EASements ARE 20' UNLESS OTHERWISE NOTED.
 2 ALL UTILITY EASements ARE 10' UNLESS OTHERWISE NOTED.
 3 ALL UTILITY EASements ARE 5' UNLESS OTHERWISE NOTED.

REVISIONS
 02-28-2025 - CHANGED PARCEL 117 TO PARCEL 145 TO AVOID A DUPLICATE PUE TO AVE FOR PARCEL 113
 01-10-2025
 01-10-2025

FOR 311 PROFILE SEE SHEET 19
 FOR 314 PROFILE SEE SHEET 27
 FOR 315 PROFILE SEE SHEET 28
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