



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:

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:

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: _____

GR 1393 PG 1053

10-14
11-25

Exhibit Title

Recording Time, Cost and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19 _____
by _____

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

This instrument was prepared by RICHARD D. ROVIS, 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 block 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 62 deg. 16 min. West 91.20 feet to an iron post in Spurgen Chanel property; thence along the Spurgen 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. Guarino, 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.

g407401

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