



Memorandum

TO: City Council

FROM: Jill Wood, Planning Director

CC: Michael Burroughs, City Manager

DATE: 5/11/2026

RE: **Staff Report**

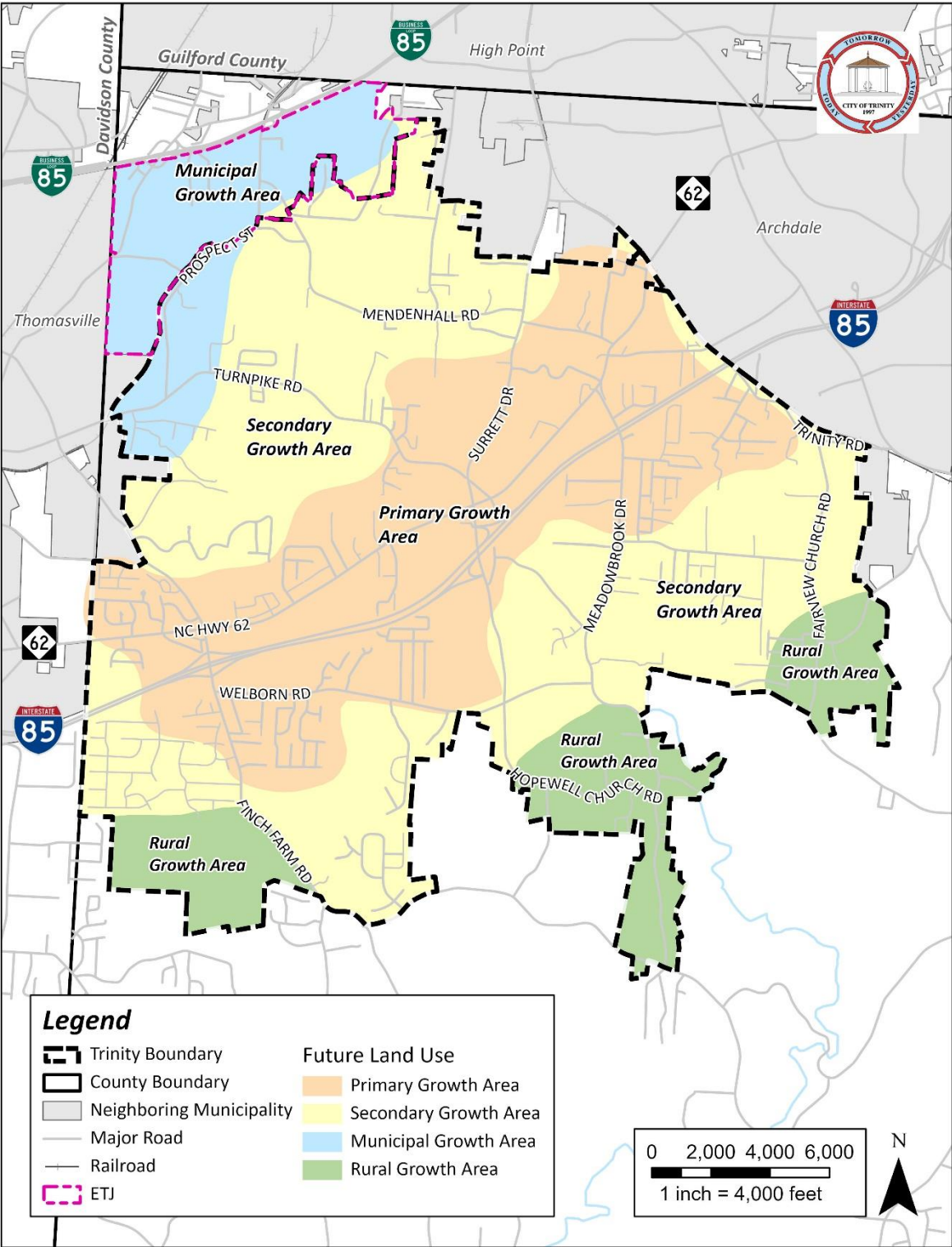
Request	
Property Owner:	John Wilson Lucas Jr
Zoning Request:	RR to GB

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

Transportation
Trinity Rd is a major thoroughfare in the City.

Surrounding Land Use	
North	Archdale M-1
South	RR
East	RR
West	GB-CZ

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
<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 recommends <u>approval</u> to the City Council.

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.**