



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 HCCZ Requested Zoning ~~R-10~~ RR  
Conditional:

Property Owner Information

Property Owner: Monica Ponce - Alejandro Robles  
Address: 6953 Quarter Horse dr.  
City: Trinity State: NC Zip: 27370  
Phone: 336 964 1179

Site Information

PIN # 7708323924  
Property Address: Surrett Dr.  
Deed Book: 002872 Page: 00255  
Area: .67  
Parcel Map: Site Plan:

Applicant Information

Applicant: Monica Ponce - Alejandro Robles  
Address: 6953 Quarter Horse dr.  
City: Trinity State: NC Zip: 27370  
Phone: 336-964-1179

Statement of Conditions:

The property owner wishes to return the property to residential zoning in order to build a house.

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 Article 4.3 of the Land Management Ordinance:

1. A completed City of Trinity rezoning application, signed by the property owner, to include required fees;
2. An accurate survey of the property(ies) to be rezoned ;
3. A deed(s) or legal description which establishes ownership of all properties proposed for rezoning;
4. If the proposed zoning boundary splits an existing parcel a metes and bounds description shall be required in addition to the survey, and;
5. Submittals for rezoning requests expected to generate 100 trips during peak hours or 1,000 average daily trips shall include a Traffic Impact Analysis prepared by a licensed traffic engineer; and,
6. A rezoning fee established by the City Council shall be required. Processing of zoning amendment applications shall begin within ninety (90) days from submission to the City Clerk. However, this requirement is not intended to prevent the Planning Board or City Council from delaying action after review by either body. If more than one tract or parcel is being sought for rezoning at the same time by a single applicant, each parcel having a different zone shall constitute a separate rezoning request.

Monica Ponce  
Name of Applicant\*

Monica Ponce  
Signature of Applicant

9-8-2025  
Date

Monica Ponce  
Name of Property Owner

Monica Ponce  
Signature of Property Owner/Authorized Agent

9-8-2025  
Date

Office Use

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

Application #: \_\_\_\_\_

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

Comments

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

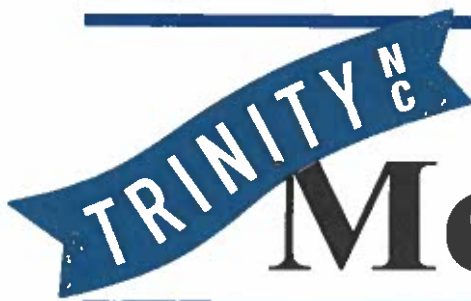
City Council Review: \_\_\_\_\_

# Ponce Rezoning Request



*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**  
**9/12/2025**



# Memorandum

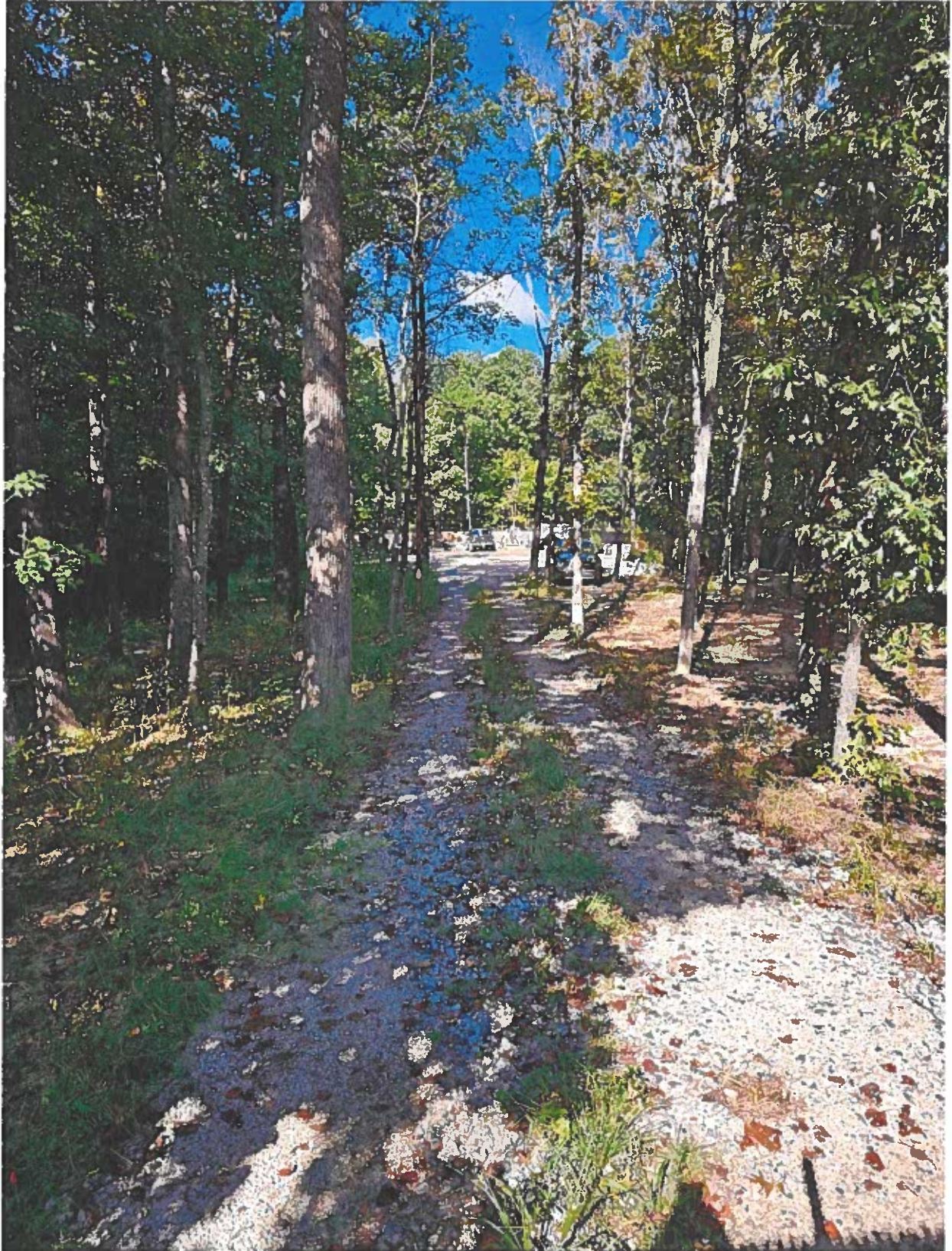
**TO:** Planning Board Members  
**FROM:** Jill Wood, Planning Director  
**CC:** John Ogburn, Interim City Manager  
**DATE:** 09/22/2025  
**RE:** **Staff Report**

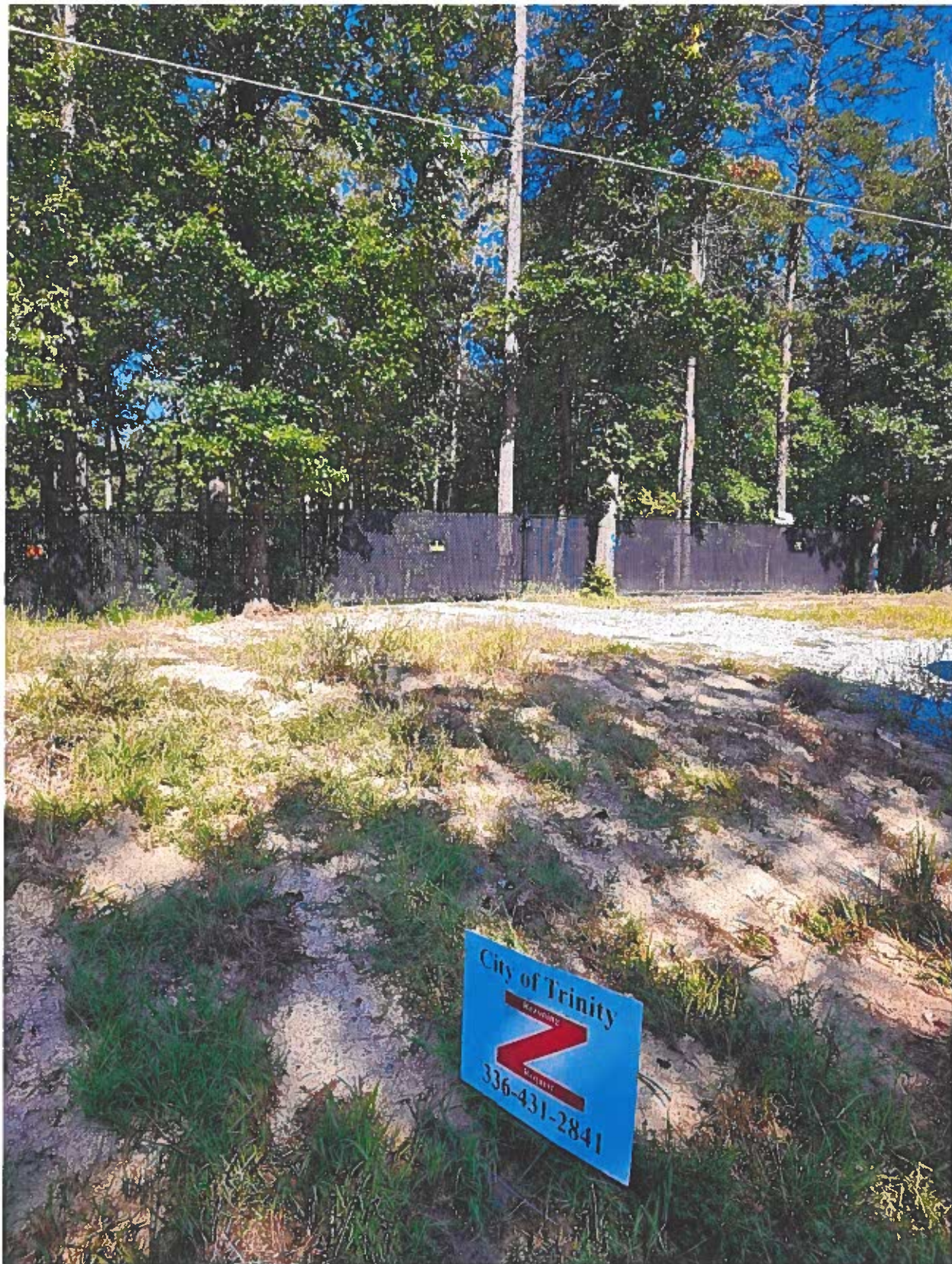
Request	
<b>Property Owner:</b>	Alejandro Robles Fuerte & Monica Ponce
<b>Zoning Request:</b>	HC-CZ to RR

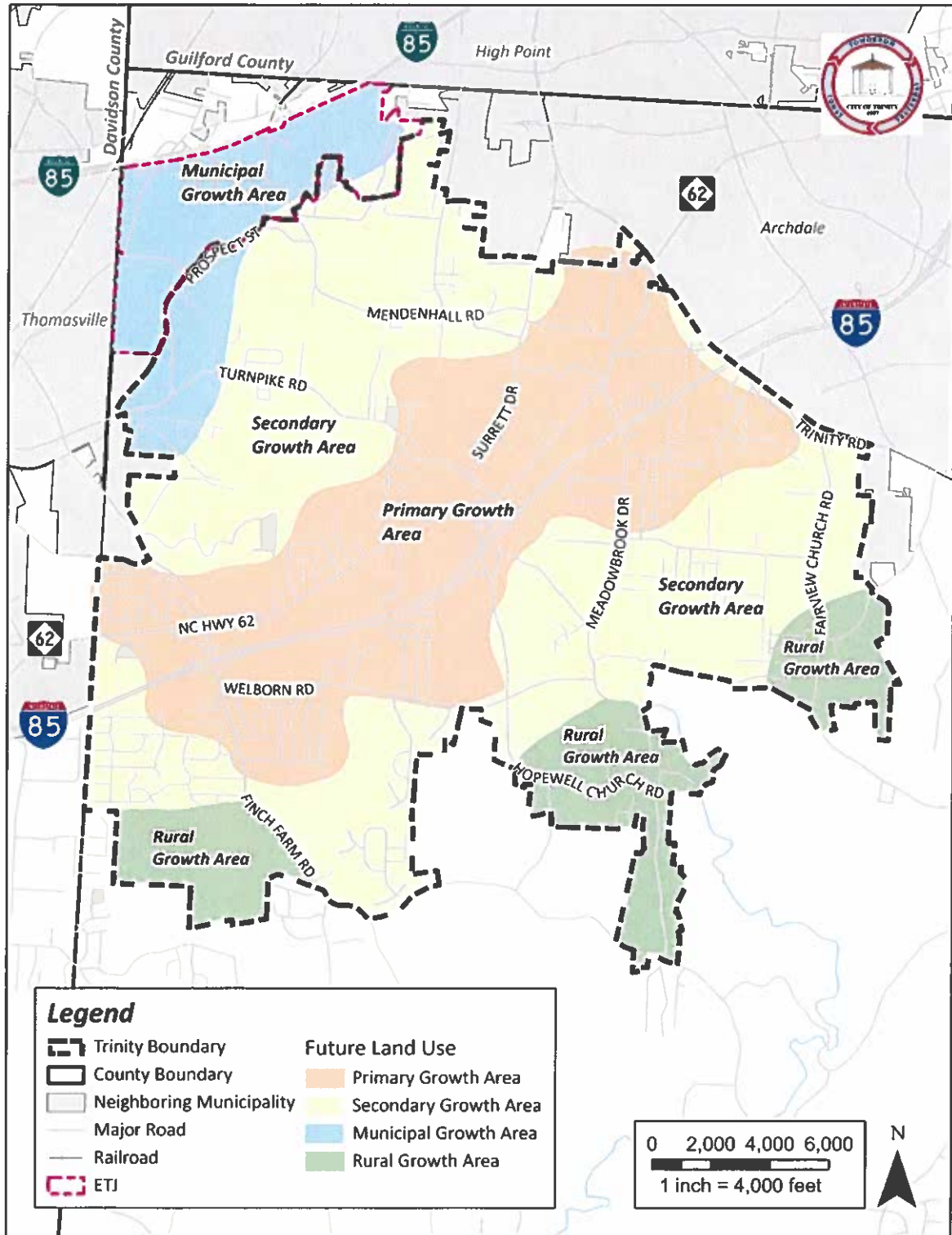
Site Information	
<b>Address:</b>	Surrett Dr
<b>PIN#:</b>	770823924
<b>Lot Size:</b>	0.67 acres
<b>DB/DP:</b>	2872/255
<b>Utilities:</b>	Davidson Water – Private Septic Tank System
<b>Future Land Use:</b>	Primary Growth Area

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
<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.

History of the Property:

- The Planning Board heard a request last year to rezone this property to HC and recommended to the Council that it be denied.
- The City Council heard that request at Public Hearing in August 2024 and approved the request for rezoning.
- Property owners’ plans have changed, and they no longer want to operate a business from this location. Their plan now is to build a site-built home and use the property for residential purposes only.

