



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 3/9/2026

Department: Planning

Prepared By: Jill Wood, Planning Director

Contact Information: 336-431-2841/planning@trinity-nc.gov

AGENDA ITEM TITLE

Walter Ashe Rezoning Request

SUMMARY

Walter Ashe, Trinity, North Carolina, is requesting that 0.97 acres located on NC Hwy 62, PIN# 6797222736, be rezoned from GB-CZ to GB. It is the desire of the property owner to have the Conditional Zoning removed from the property.



RECOMMENDED ACTION

The Planning Board heard this request at public meeting on February 16, 2026, and recommended unanimously that the City Council approve the request as consistent with the Trinity Land Use Plan.

ATTACHMENTS

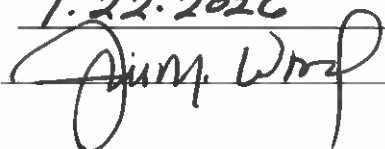
- **Application**
- **NCDOT Site Plan**
- **County GIS Map**
- **Staff Report to Planning Board**

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.

		
<i>Name of Applicant*</i>	<i>Signature of Applicant</i>	<i>Date</i>
	<u>WALTER ASHE</u>	<u>1-22-2026</u>
<i>Name of Property Owner</i>	<i>Signature of Property Owner/Authorized Agent</i>	<i>Date</i>

Office Use

Date Received: 1-22-2026

~~Application #:~~ 

Staff Review: _____ Comments

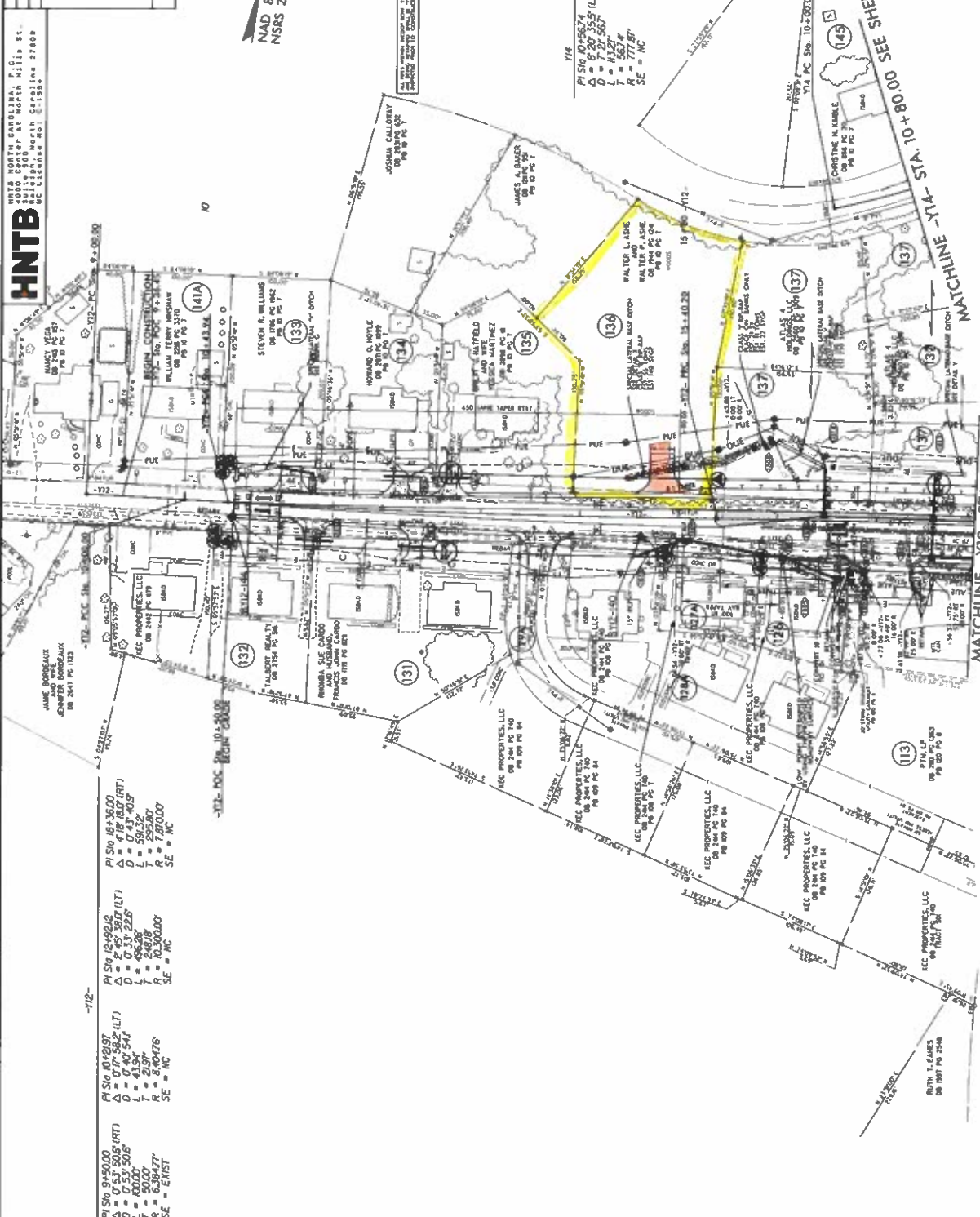
Planning Board Review: _____

City Council Review: _____

HNTB
 HNTB NORTH CAROLINA, P.C.
 3015 800' ST NORTH HILLS ST.
 WAYNE COUNTY, NC 27689
 PROJECT REFERENCE NO. U-5308
 SHEET NO. 18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



DOCUMENT NOT CONSIDERED FINAL
 UNLESS ALL SIGNATURES COMPLETED



PI STA 0+50.00
 Δ = 0° 53' 50.8" (RT)
 D = 0° 53' 50.8"
 L = 50.00'
 T = 9.00'
 R = 6.38477'
 SE = ENIST

PI STA 0+20.97
 Δ = 0° 17' 56.2" (LT)
 D = 0° 17' 56.2"
 L = 20.97'
 T = 2.07'
 R = 8.40478'
 SE = NC

PI STA 12+69.12
 Δ = 2° 45' 50.7" (LT)
 D = 2° 45' 50.7"
 L = 59.12'
 T = 5.828'
 R = 10.30000'
 SE = NC

PI STA 18+35.00
 Δ = 4° 18' 10.7" (RT)
 D = 4° 18' 10.7"
 L = 35.00'
 T = 3.828'
 R = 7.87000'
 SE = NC

Y14
 PI STA 0+00.00
 Δ = 7° 20' 56.7" (LT)
 D = 7° 20' 56.7"
 L = 11.27'
 T = 1.07'
 R = 3.57787'
 SE = NC

Y14 PC STA. 10+00.00
 Y14 PT STA. 10+00.00
 Y14 TC STA. 10+00.00

MATCHLINE -Y12- STA. 18+00.00
 SEE SHEET T3

NOTE:
 1. ALL DRIVEWAY RADI ARE 30' AND WIDTHS ARE 12' UNLESS OTHERWISE NOTED.
 2. ALL DRIVEWAY RADI ARE 30' AND WIDTHS ARE 12' UNLESS OTHERWISE NOTED.
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REVISIONS
 02-28-2023 CHANGED PAGES 117 TO PAGE 145 TO AVOID A DUPLICATE CHANGED PAGE TO ABE FOR PARCEL 113
 03-15-2023 CHANGED PAGES 117 TO PAGE 145 TO AVOID A DUPLICATE CHANGED PAGE TO ABE FOR PARCEL 113
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FOR 1:1 PROFILE SEE SHEET 20
 FOR 1:1 PROFILE SEE SHEET 20
 FOR DRAINAGE DETAILS SEE DETAIL SHEET D-1
 FOR DRAINAGE DETAILS SEE DETAIL SHEET D-1
 FOR DRAINAGE DETAILS SEE DETAIL SHEET D-1



Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director

CC: Michael Burroughs, City Manager

DATE: 2/16/2026

RE: Staff Report

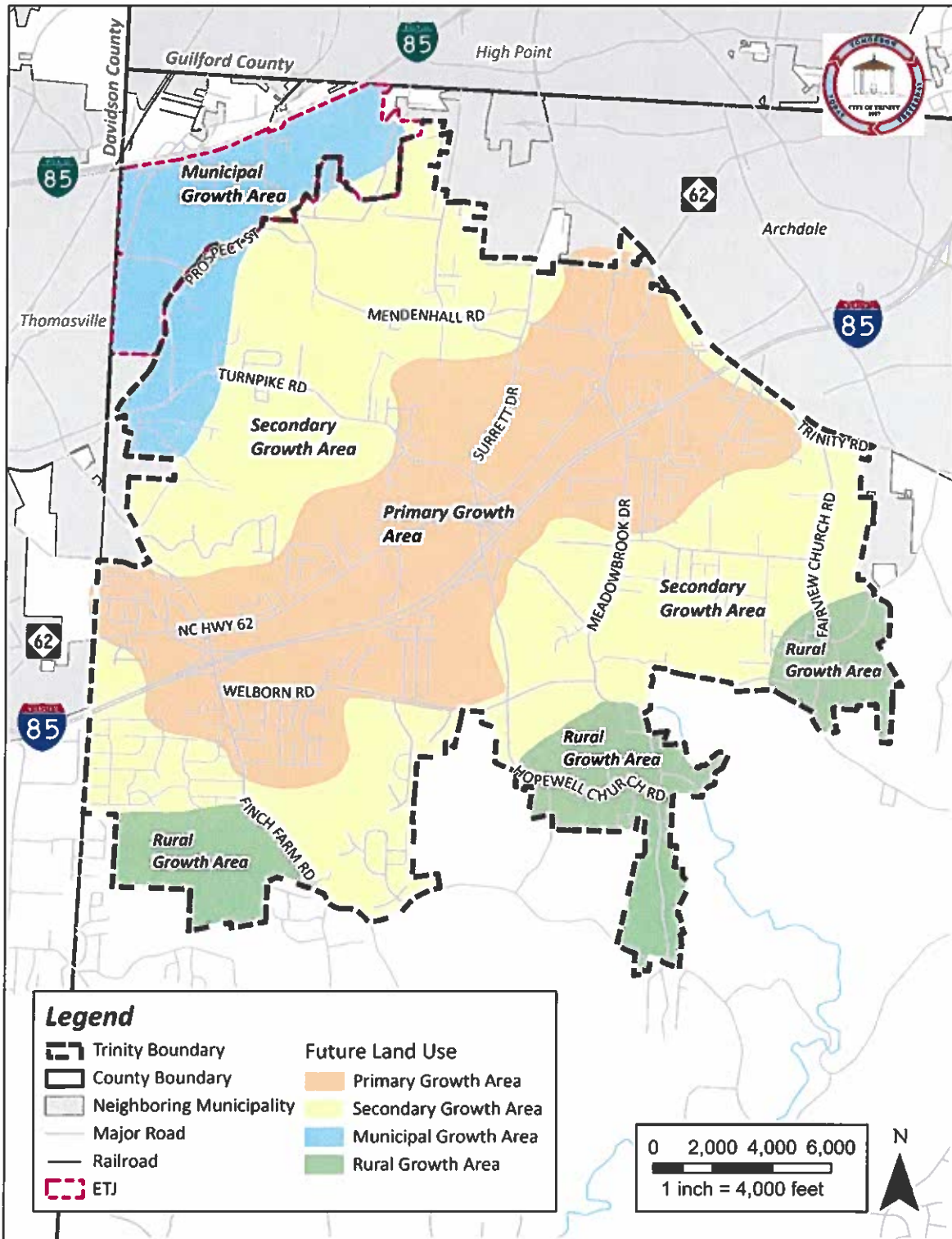
Request	
Property Owner:	Nellie and Walter Ashe
Zoning Request:	GB-CZ to GB

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.

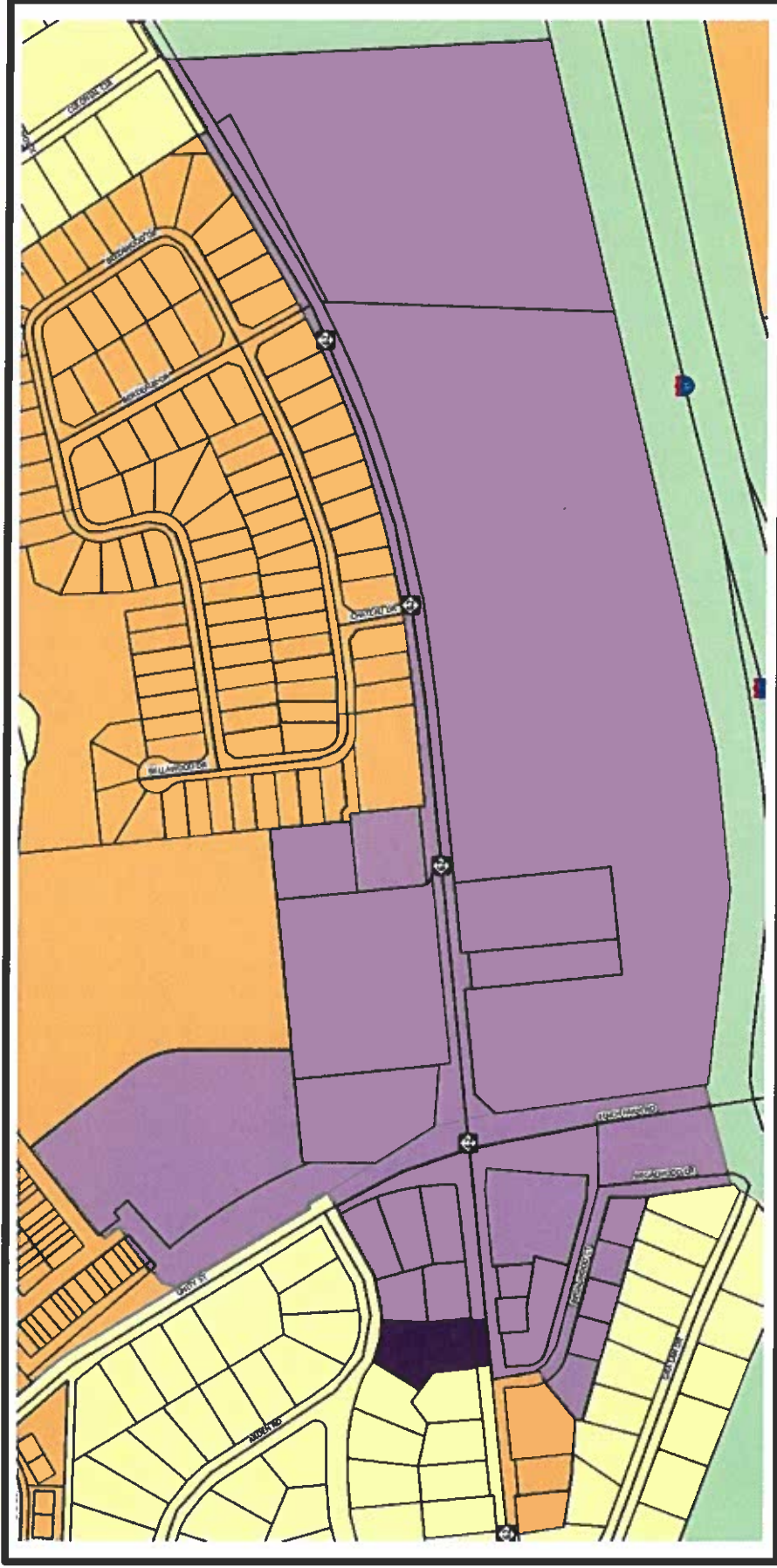
Staff Analysis and Recommendation
<p>The staff has reviewed the request and finds that this request:</p> <ul style="list-style-type: none"> • meets the requirements of the Comprehensive Land Use Plan; • is consistent, reasonable, and in the public interest; and • the Planning Board should recommend <u>approval</u> to the City Council. <p>History of the Property:</p> <ul style="list-style-type: none"> • The Council rezoned this property in 2006 from Residential to Commercial Conditional Zoning with the following conditions : <ol style="list-style-type: none"> 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.**
- **All properties surrounding this intersection are zoned GB with the exception of this parcel.**
- **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 on NC Hwy 62 (a major highway) and the properties across the street are developed by Sheetz and a duplex development.**
- **NCDOT has a plan and is currently purchasing additional Rights-of-Way from property owners at the intersection of NC Hwy 62 and Finch Farm Rd/Unity St for future expansion of the intersection.**
- **Commercial development is anticipated in this area.**

Walter Ash Rezoning Request



ZONING DISTRICTS

- RA
- GB-CZ
- UR
- RR
- GB