

Memorandum

TO: Planning Board Members

FROM: Jill Wood, Planning Director *JW*

CC: John Ogburn, Interim City Manager

DATE: 08/25/2025

RE: Staff Report

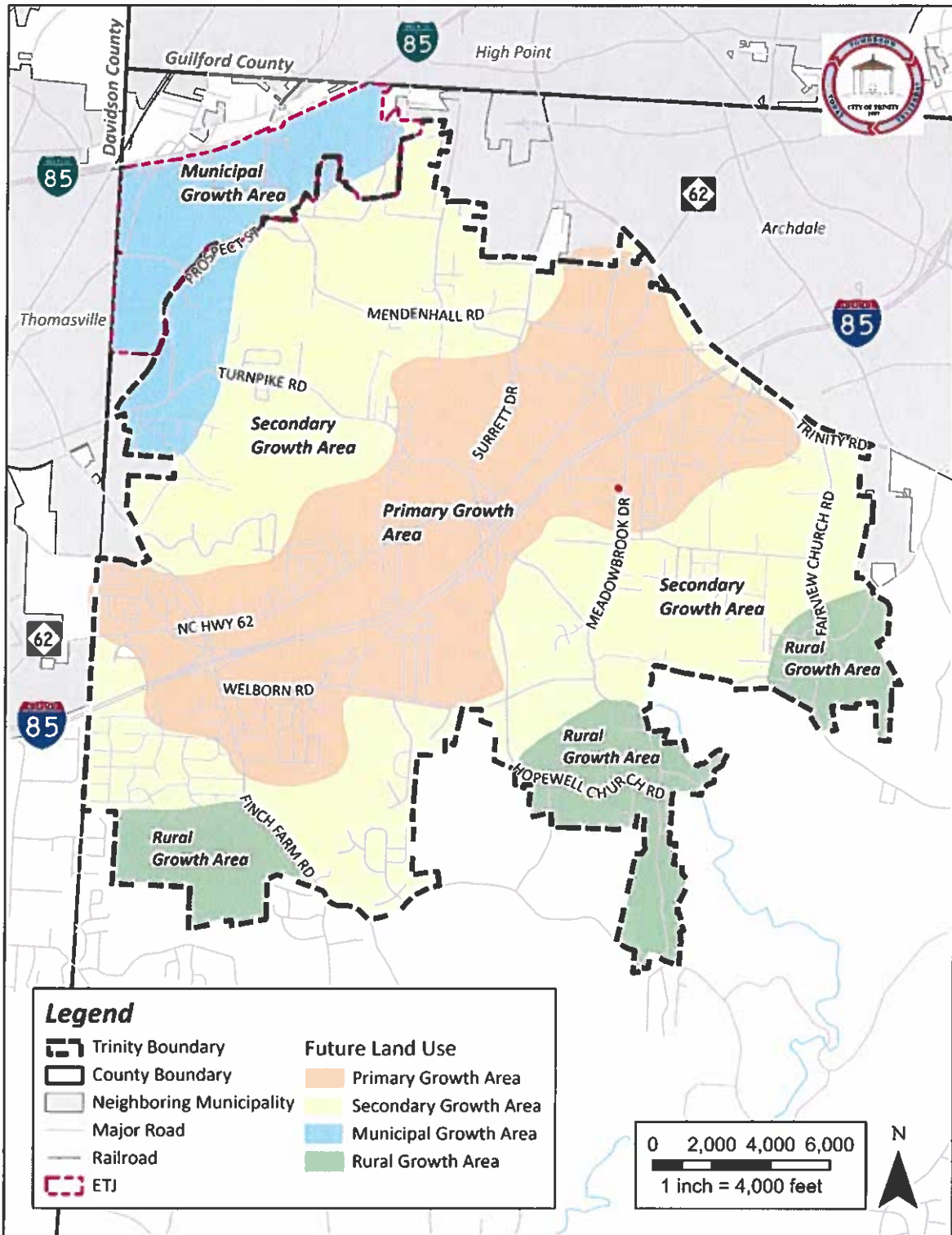
Request	
Property Owner:	New Day Fellowship of Trinity
Zoning Request:	RR to OI

Site Information	
Address:	5521 Meadowbrook Dr
PIN#:	7707677179
Lot Size:	0.46 acres
DB/DP:	2637/0018
Utilities:	Davidson Water – Private Septic Tank System
Future Land Use:	Primary Growth Area

Transportation
Meadowbrook Drive is maintained by NCDOT and has direct access to NC Hwy 62.

Surrounding Land Use	
North	RR
South	RR (there is a parcel of land 1000 ft. south zoned LI-CD)
East	RR
West	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.

The following policy from the *Trinity Comprehensive Land Use Plan* was identified by the staff as supporting the above conclusion:

Goal FLU 2: Support the redevelopment or re-purposing of underutilized areas and buildings that can be used in a manner that complements modern development needs and desires.

Consistency Analysis: There is an existing church building on the property that is no longer in use. The property owner is aware of the improvements and regulations needed to be made to the property in order to request it’s change of use. The owner will be required to meet all Zoning, Building Code, and Environmental Health requirements in order for the property and structure to be used for professional office facilities.



**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 RR Requested Zoning OI
Conditional:

Property Owner Information

Property Owner: New Day Fellowship of Trinity

Address: PO Box 971
City: Trinity State: NC Zip: 27370
Phone: (336) 803-5744

Site Information

PIN # 7707-67-7179
Property Address: 5521 Meadowbrook Dr Trinity NC 27370
Deed Book: 002637 Page: 00018
Area: 0.46 acres

Parcel Map: _____ Site Plan: _____

Applicant Information

Applicant: New Day Fellowship of Trinity
Address: PO Box 971
City: Trinity State: NC Zip: 27370
Phone: (336) 803-5744

Statement of Conditions:

Request to convert zoning from RR to OI. Properties best use is for office and institutional purposes. Current configuration is a church. Applicant intends to convert church to office space for professional services.

Rezoning Request: #

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.

John C. ANDERS [Signature] 7/13/25
 Name of Applicant Signature of Applicant Date

John C. Anders [Signature] 8/13/25
 Name of Property Owner Signature of Property Owner/Authorized Agent Date

<u>Office Use</u>	
Date Received: _____	
Application #: _____	
Staff Review: _____	Comments
Planning Board Review: _____	
City Council Review: _____	

Rezoning Request: #

Randolph County, NC

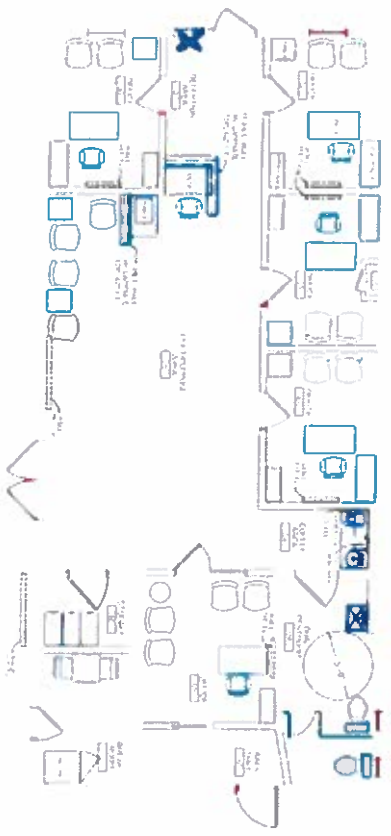


REID	20293	OWNER ADDRESS2	
PIN	7707677179	OWNER CITY	TRINITY
TAXED ACREAGE	0.46	OWNER STATE	NC
PROPERTY DESCRIPTION	R1564;W	OWNER ZIP	27370
DEED BOOK & PAGE	002637/00018	LOCATION ADDRESS	5521 MEADOWBROOK DR
PLAT BOOK & PAGE		LOCATION ZIP	TRINITY,27370
OWNER	NEW DAY FELLOWSHIP OF TRINITY	DATA REFRESHED	7/6/2025
OWNER ADDRESS	PO BOX 971		

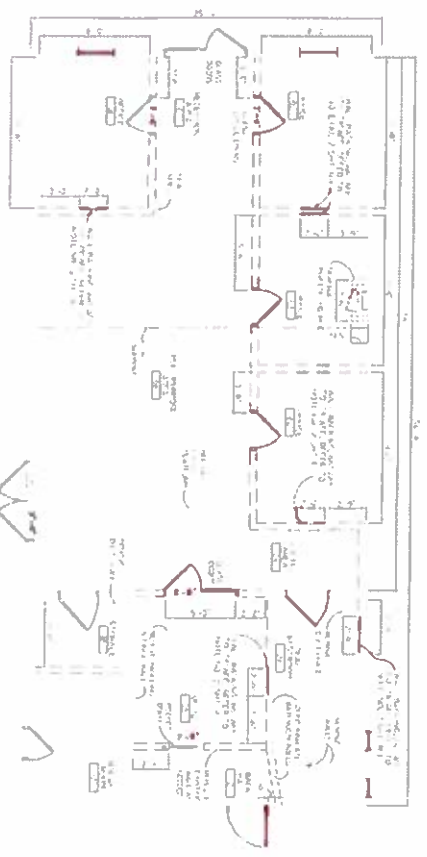


Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 47 feet
7/12/2025



**BUILDING # 1
PLAN VIEW**



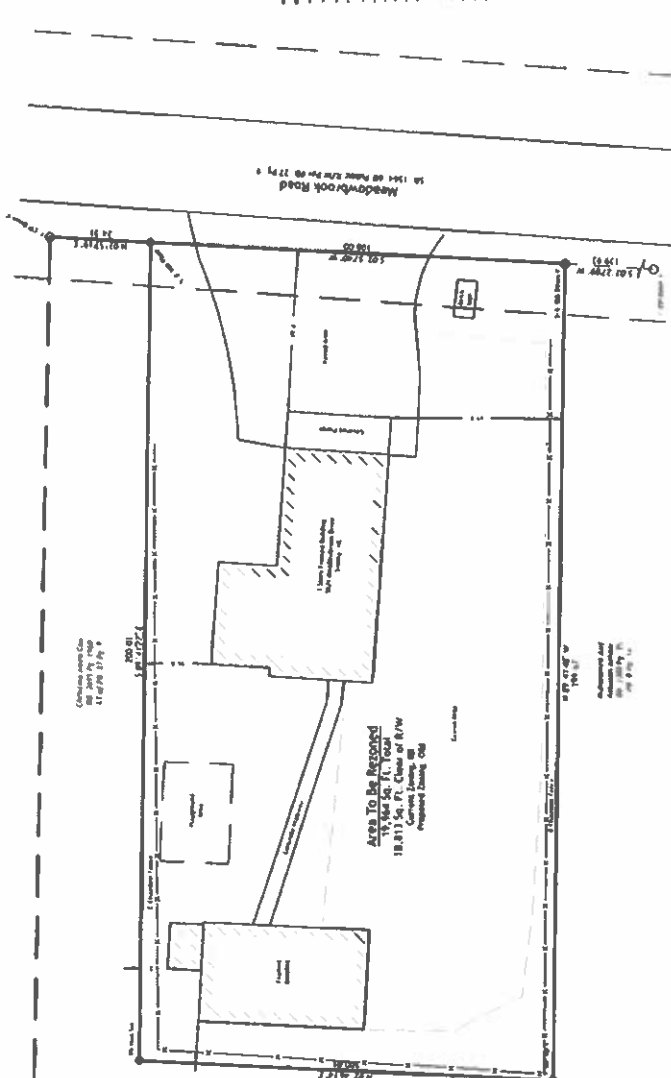
**REMODEL & SPECIAL
CONDITIONS PLAN**

ALL DIMENSIONS
SHOWN ARE APPROXIMATE
AND SHOULD BE VERIFIED
ON-SITE.

SPECIAL CONDITIONS NOTES

1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED ON-SITE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

- NOTES:**
1. This project is not located within a Special Flood Hazard Area per NFIPs. Map # 3749770000 Effective Date: 1/2/2008
 2. Area calculated by coordinate geometry.
 3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 4. All measurements made by this survey are rounded off to the nearest 0.01 feet. Other measurements that would be revealed by a 1/8" scale.
 5. Tax PIN: 7702N7179



THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

1. Don W. Tanner B., Professional Land Surveyor, certify that:
 This survey is of an existing parcel or parcels of land and does not create a new tract or change an existing tract.
 I, Don W. Tanner B. certify that this map was drawn under my supervision from an actual survey made under my supervision (bold description recorded in Book 2437, page 18).
 That the bearings not surveyed are indicated as drawn from information in Book 262, page 12252 or other reference source in 1:10,000 scale and that this map was drawn under my supervision in accordance with the Standards of Practice for Land Surveying in North Carolina (13 NCAC 56-1400).
 This 13th day of August, 2025.
 Don W. Tanner B.
 Professional Land Surveyor



LOCATION MAP (PIN to Scale)

Survey Line	1. Dashed Line
Property Line	2. Solid Line
Right-of-Way Line	3. Dotted Line
Utility Line	4. Line with Cross-Ticks
Water Line	5. Line with Wavy Ticks
Other	6. Line with Square Ticks
Other	7. Line with Circle Ticks
Other	8. Line with Triangle Ticks
Other	9. Line with Diamond Ticks
Other	10. Line with Star Ticks
Other	11. Line with Square-in-Circle Ticks
Other	12. Line with Circle-in-Square Ticks
Other	13. Line with Triangle-in-Square Ticks
Other	14. Line with Square-in-Triangle Ticks
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Other	96. Line with Circle-in-Triangle-in-Triangle Ticks
Other	97. Line with Triangle-in-Square-in-Circle Ticks
Other	98. Line with Square-in-Triangle-in-Circle Ticks
Other	99. Line with Circle-in-Square-in-Triangle Ticks
Other	100. Line with Triangle-in-Circle-in-Square Ticks

Owners:
 New Day Fellowship
 of Trinity
 PO Box 971
 Trinity, NC 27770

Survey For:
Genesis Endeavors
 City of Trin by
 Trinity Township
 North Carolina
 Deed Book: 2437 Pg: 18
 Scale: 1" = 20 US Survey Feet



SURVEY CAROLINA PLLC
 154 S Fayetteville St., Suite B, Asheboro, NC 27703
 Phone Number 336 425-8000
 Email: mail@surveycarolina.com
 Firm # P-1100
 Don W. Tanner B. L-7877
 © 2025 Survey Carolina, PLLC

Drawn By: HBA Checked By: DWT Job #: 18040



211 Swathmore Avenue, High Point, NC 27263

To Whom It May Concern:

To the best of my knowledge, the impervious surface at 5521 Meadowbrook Drive Trinity NC has remained the same since before 1994. If you have any questions, please feel free to contact me at any time.

Thank You,

A handwritten signature in black ink, appearing to read 'John Anders', is written over a light blue background.

John Anders

Pastor – New Day Fellowship

(336)847-6636

newdayfellowshipoftrinity@gmail.com

Randolph County, NC



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PROPERTY DESCRIPTION	R1564;W	OWNER ZIP	27370
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