CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 11/9/2026

Department: Planning & Zoning

Prepared By: Jill Wood, Planning & Zoning Director

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

AGENDA ITEM TITLE

SUMMARY

CITY OF TRINITY, Trinity, North Carolina, is requesting that 31.38 acres located at 6699 NC Hwy 62, PIN# 7708317064, be rezoned from UR to AR (Residential Agricultural District). It is the desire of the City to use the property for civic uses.

RECOMMENDED ACTION

The Planning Board heard this request at public meeting on October 19, 2026, and recommended unanimously that the City Council approve the request as consistent with the Trinity Land Use Plan.

ATTACHMENTS

- **Application**
- **County GIS Map**
- **Staff Report to Planning Board**

City of Trinity
Rezoning Request Application

The undersigned does herby 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 UR Requested Zoning RA

Conditional Zoning: _____

Property Owner Information:

Property Owner: City of Trinity

Address: 5978 NC Hwy 62

City: Trinity State: NC Zip: 27370

Phone: (home/work) 336-431-2841 (cell) _____

Applicant Information *(note: must show proof as to legally representing property owner):*

Applicant: City of Trinity

Address: 5978 NC Hwy 62

City: Trinity State: NC Zip: 27370

Phone: (home/work) 336-431-2841 (cell) _____

Site Information:

PIN # # 7708317064

Property Address: 6703 NC Hwy 62

Deed Book: 1736 Page: 2256

Area: 31.38 Acres

Are there any structures currently on the property to be rezoned? X yes _____ no

List structures: City Hall Annex, Sheriff Substation, Public Works Maintenance Building

What is the current land use on the property to be rezoned (i.e. commercial, residential, farming, vacant etc.)? Civic

What current land uses and zoning are adjacent to the property to be rezoned?

North: Zoning RR Land Use Residential, Institutional (School)

South: Zoning RA, RR, UR, LI-CZ Land Use Residential, Industrial

East: Zoning RA, RR, UR, OI Land Use Residential

West: Zoning LI Land Use Industrial

Conditions if requesting Conditional Zoning: NA

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: This rezoning is necessary to further developed city-owned property for a new public works facility and a City park

Michael Burroughs
City Manager
(name of applicant)

(signature of applicant)

(signature of Zoning Administrator)

10.9.2026
(date)

Office Use

Date Received: _____

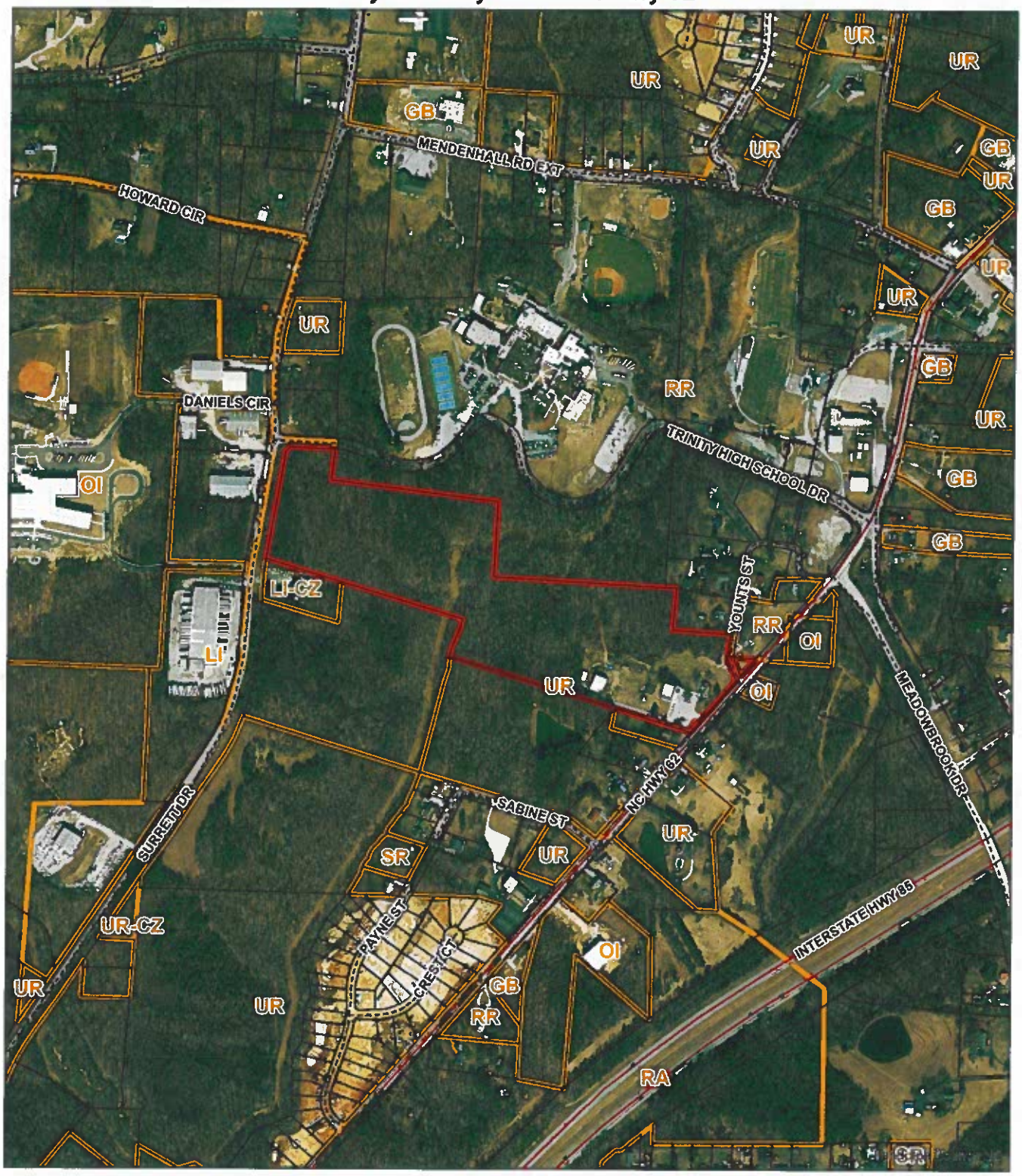
Fees Paid: _____

Staff Review: _____

Planning Board Review: _____

City Council Review: _____

City of Trinity - 6703 NC Hwy 62



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 = 752 feet
10/30/2026

TRINITY NC
A Place to Belong. A Future to Build.

TO: City Council Members and Mayor

FROM: Jill Wood, Planning Director

CC: Burroughs, City Manager

DATE: 11/9/2026

RE: **Staff Report**

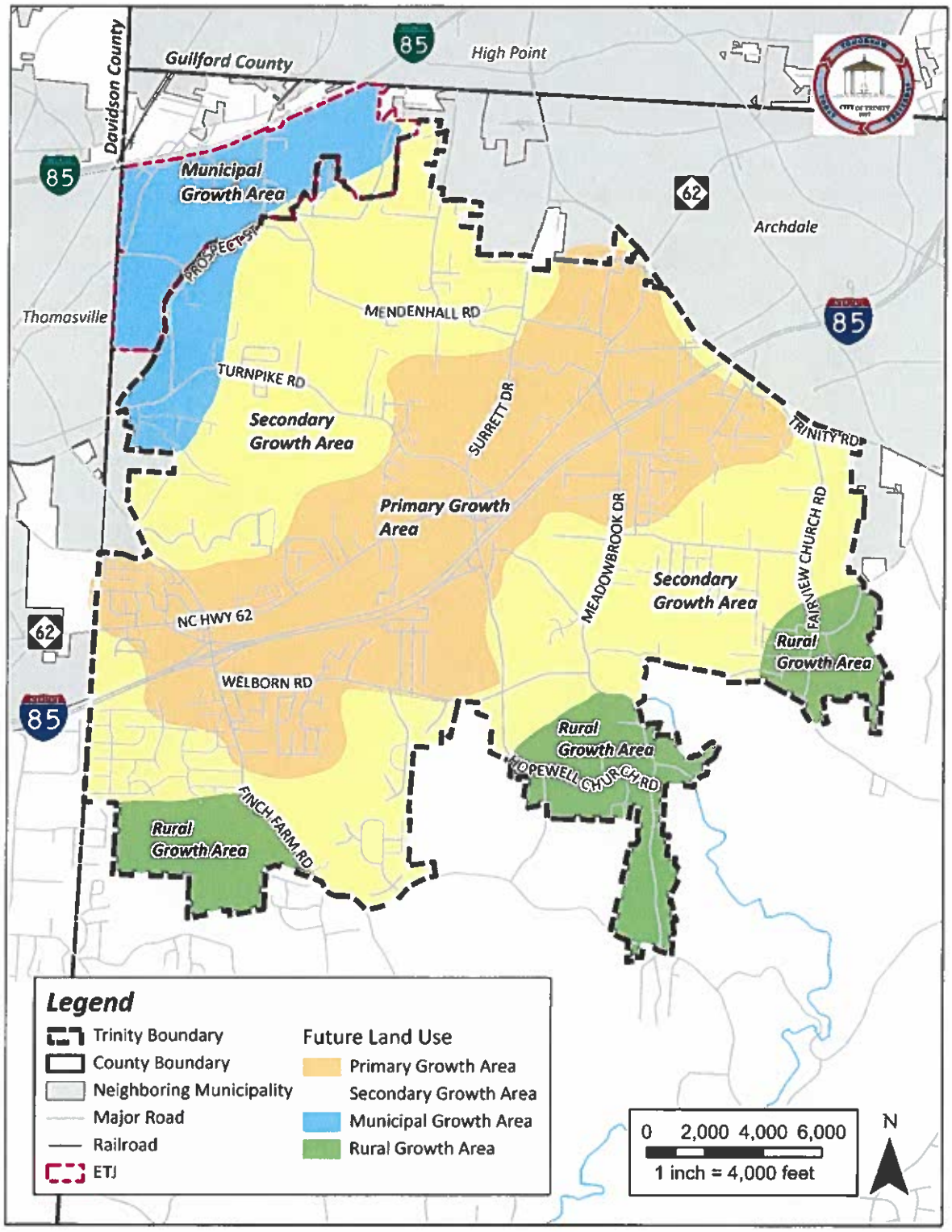
Request	
Property Owner:	City of Trinity
Zoning Request:	UR to RA

Site Information	
Address:	6703 NC Hwy 62
PIN#:	7708317064
Lot Size:	31.38 acres
DB/DP:	1736/2256
Utilities:	Davidson Water – City Sewer
Future Land Use:	Primary Growth Area

Transportation
NC Hwy 62 is a major thoroughfare in the City.

Surrounding Zoning and Land Use		
	Zoning	Land Use
North	RR	Residential, Institutional (School)
South	RA, RR, UR, LI-CZ	Residential, Industrial
East	RA, RR, OI	Residential
West	LI	Industrial

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

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.

APPLICATION/SITE PLAN CONSIDERATIONS:

- The City Hall Annex, Sheriff Substation, and Public Works buildings are currently located on this City-owned property.
- The City wishes to continue to develop the property for a new public works maintenance facility that meets the needs of the City, and a City park.
- This request will rezoned the property to conform to existing and future uses.
- There is a mix of residential, office, institutional, and industrial uses in the area. The RA district is most suited to the variety of uses the City wishes to operate.
- Development would be required to meet all signage, fencing and buffering requirements of the Land Management Ordinance.
- The property is located along NC Hwy 62 (a major thoroughfare), adjacent to Trinity High School.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this request at public meeting on October 19, 2026, and recommended unanimously that the City Council approve the request as consistent with the Trinity Land Use Plan.