



**City of Trinity, North Carolina  
Planning & Zoning Board Meeting  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
October 24, 2016 - 6:00 p.m.**

**Meeting Minutes**

**Members Present: Vice-Chair:** Richard Mc Nabb; **Board members:** Harold Hobbs, Hunter Hayworth, and Keith Aikens; **Board Liaison: Gene Byerly**

**Members Absent: Chair:** Lynn Kennedy.

**Others Present:** Planning and Zoning Director, Marc Allred; City Manager: Debbie Hinson, Assistant City Clerk, Annette deRuyter; Mayor Jesse Hill; and other interested parties.

**Call to Order**

Vice-Chair McNabb called the meeting to order at 6:00 pm.

**a) Pledge of Allegiance**

Vice-Chair McNabb led the Pledge of Allegiance.

**b) Invocation**

Vice-Chair McNabb gave the invocation.

**c) Welcome Guests and Visitors**

Vice-Chair McNabb opened the meeting at 6:02 pm and welcomed all visitors.

**I. Approve and/or Amend Agenda**

Vice-Chair McNabb called for a motion to amend or approve the agenda. *Board member Aikens motioned to approve the agenda as written. Board member Hobbs seconded the motion. The motion was approved unanimously with a vote of 4 ayes and 0 nays with Chair Kennedy was absent.*

**II. Approve and/or Amend Minutes from September 26, 2016**

Vice-Chair McNabb called for a motion to amend or approve the September 26, 2016 minutes. *Board member Aikens motioned to approve the minutes as written. Board member Hobbs seconded the motion. The motion and second was approved unanimously with a vote of 4 ayes and 0 nays with Chair Kennedy absent.*

### III. Public Hearing

#### **Item 2. Rezoning of PIN #s 7707488878 & 7707485564 from RA (Residential Agriculture) and RM-U (Residential Mixed-Urban) to O&I (Office and Institutional)**

Planning Director Allred reviewed the rezoning request as follows:

Applicant Full Armor Christian Center submitted an application to rezone PIN #s 7707488878 & 7707485564 from RA and RM-U to O&I. The applicant's property has access to sewer along I-85 and is in the Mixed Land use which allows for Office & Institutional. There are no streams or environmental issues with the property. The property is located across from Trinity Baptist Church so it has similar uses around it. The church will be behind George Younger's property and will have a tree buffer separating the church from the Younger's property. NCDOT has not concluded whether they would require any improvements on NC Highway 62.

Vice-Chair McNabb confirmed that the applicant was tying two pieces of property together.

Board member Aikens asked about the design of the building and the type of material it would be built of.

Mr. Allred did not have detailed information on the design of the building, just the size. He did share that the Office and Institutional Zoning has exterior requirements.

Vice-Chair McNabb opened the Public Hearing at 6:11 pm.

#### **Speaking for the Request:**

**Andy Aikens, 6752 Fairview Church Rd:** Thanked board members for working with the City Council and felt the Planning Board is doing a great job. Mr. Aikens discussed the following:

- The church has outgrown its building and they need a new location.
- He knows the contractor and they have done a great job.
- The pastor does a great job with the kids and he believes the church will be a great addition to the community.

#### **Speaking Against the Request:**

None

Vice-Chair McNabb closed the Public Hearing at 6:14 pm.

**Staff Recommendation:** Staff is recommending rezoning.

***Board member Hayworth motioned to approve the rezoning request. Board member Aikens seconded the motion. The motion and second was approved unanimously with a vote of 4 ayes and 0 nays with Chair Kennedy absent.***

### IV. **Business from Staff**

**a. Item 4. Code Enforcement Report & Permits Report**

Planning Director Allred reviewed the Code Enforcement Report and Zoning Permit Report.

There were no comments after the reports.

**V. Comments from Staff**

Assistant City Clerk, Annette De Ruyter advised board members that the last Jacob Carroll pick-up will be on November 18, 2016.

**VI. Comments from Board**

None

**VII. Adjournment**

With no other business to discuss, *Board Member Hayworth motioned to adjourn the October 24, 2016 Planning and Zoning Meeting at 6:18 pm. The motion was seconded by Board member Hobbs. The motion and second was approved unanimously with a vote of 4 ayes and 0 nays with Chair Kennedy absent.*