



**City of Trinity, North Carolina
Planning & Zoning Work Session
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
October 24, 2016 - 6:20 p.m.**

Meeting Minutes

Members Present: Vice-Chair: Richard McNabb; **Board members:** Harold Hobbs, Hunter Hayworth, and Keith Aikens, and **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 6:25 pm.

Approve and/or Amend Agenda

Vice-Chair McNabb called for a motion to amend or approve the agenda. *Vice Chair McNabb 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 absent.*

I. Work Session

1. Tiny Homes/RV Parks

Planning Director Allred began the discussion by reviewing the reason for this work session. The North Carolina Supreme Court decided that land uses that are not mentioned in the Zoning Ordinance or they do not have anything related to it in the zoning ordinance, cannot be used as a reason for prohibiting the use.

Mrs. Kimberly Watson came to the office a couple of weeks ago and discussed the possibility of putting in a tiny homes park. I originally added this to the category of Manufactured Home Parks. After discussing this with the County Building and Inspections, I was told that many tiny homes, including the ones being discussed here are not considered manufactured homes. They are classified as RV Parks. After looking through the Ordinance, the City of Trinity does not discuss RV Parks but does discuss RV Sales.

Planning Director Allred, called on Mrs. Kimberly Watson to speak with board members and answer questions concerning her proposed tiny homes park.

Ms. Watson gave some examples of places to look at such as Coral Sands Point at High Rock Lake, Kernersville Builder, and Village of Wildflowers.

Some of these homes are very expensive. It was her feeling that the High Point Furniture Market could use the property as a display.

She proposed renting the properties on a 1-year lease. The property would have 8 concrete pads with 20 x 60 foot dimensions to allow 8 of these homes on her property located on Ellen Avenue that is all wooded and secluded from other properties. The RVs would be tied down.

Water and Sewer is available to the property but would need to be extended to the home sites. Ellen Avenue is paved, but the entrance and drive to the homes would be gravel.

After Ms. Watson's presentation, Planning Director Allred and board members discussed the issues brought out in the presentation. Highlights from the discussion are listed below.

- Connection to the sewer will be one meter.
- The property owner would have to pay the water/sewer bill.
- The tiny homes taxes would be done like a vehicle, not a house.
- If the tiny homes concept does not work, could the property be used by an RV.

Planning Director Allred reviewed the minimum rules for an RV.

- Built on a single chassis.
- 400 Square feet or less.
- Self-propelled or permanently towable by a light duty truck.
- Designed primarily not for use as a permanent dwelling, but as a temporary living quarters for recreational, camping, travel, or seasonal use.
- There is no true definition for a Tiny Home Park.
- Board members and Mr. Allred discussed other counties including Randolph County that have encountered requests for tiny home parks and the difficulty they are having on how to regulate them because tiny homes do not fit in the same zoning area or uses as a manufactured home.

After further discussion and unanswered questions, board members asked Planning Director Allred to gather more information and discuss this again next month.

2. Solar Farms

Planning Director Allred discussed the increased popularity of solar farms in this part of the state. Most municipalities do not need to worry about solar farms because they do not have large open tracts of land. However, Trinity has plenty of these types of properties.

The School of Government has created a template for adding solar farms into a municipalities Zoning Ordinance. We will be reviewing that with some input from the City of Archdale and Catawba County.

- **The first issue discussed were solar panels on individual properties. Planning Board thought it was best to not have ground mounted solar panels and only roof mounted.**
- **The second issue discussed was what section of the Ordinance to allow solar farms. Planning Board felt this use should require a Special Use Permit. It should be allowed only in RA (Residential Agriculture) with a minimum acreage of 2.5 acres.**
- **Setback and Buffering:** 100 foot setback from any road or non-vacant property. Vegetative buffering similar to what is required for commercial must be used.
- **Height limitation for solar farms would be 25 feet. For roof tops, the max height is 35 feet.**

- **A site plan would be required by the special use permit.**
 - **A decommissioning plan with a performance bond needs to be required to clean-up the property in case the solar farm company goes bankrupt.**
- 3. Separating Office and Institutional into two zones. One for institutional and one for Office/Small business.**

Planning Director Allred began his presentation by explaining how Institutional Zoning differs from Office/Small Business. The two do not necessarily mesh with one another.

- **Institutional** is used by governments. This designation is used to keep up with properties that do not pay a property tax and include governments, churches, local civic clubs, etc.... These organizations are also different because they may need large buildings, large signage, and are allowed in most areas.
- **Office/Small Business** tends to be businesses that do not take up a lot of room, are mostly local in their cliental, and are on the outside of your main commercial sections of the City. For Trinity, that section would be away from I-85 interchanges.

After a brief discussion concerning Mr. Allred's comments, **the Planning Board decided they would like to see how the proposed separation looks in the Zoning Ordinance at the next Planning Board Meeting.**

II. Planning & Zoning Board Adjournment

With no other business to discuss, *Board Member McNabb motioned to adjourn the October 24, 2016 Planning and Zoning Workshop at 7:25 pm. The motion was seconded by Board member Aikens. The motion and second was approved unanimously with a vote of 4 ayes and 0 nays with Chair Kennedy absent.*