



# City of Trinity, North Carolina Planning & Zoning Board Meeting

City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
January 28, 2014 - 7:00 p.m.

## Agenda

### NCGS § 143-318.17 Disruption of official meetings

A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.  
(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)

*Action may be taken on agenda items and other issues discussed during the meeting*

### **I. Call to Order**

- a) Pledge of Allegiance
- b) Invocation
- c) Welcome Guests and Visitors

### **II. Organization Items**

- a) Oath of Office: Administered by Mayor Fran Andrews
  - i. Karen Bridges
  - ii. Hunter Hayworth
  - iii. Lynn Kennedy
  - iv. Miles Talbert
- b) Election of Planning & Zoning Board Chair (McNabb)
- c) Election of Vice-Chair (McNabb)

### **III. Minutes – November 7, 2013 (To be distributed at meeting.)**

#### IV. Public Hearing

##### Protocol for Public Hearing for Items #'s 1\*, 2

- a) **Open Planning & Zoning Board Public Hearing** (*Elected Chair Presiding*)
- b) **Staff Presentation** (*Planning Director Julie Maybee*)
- c) **Applicant Presentation**
- d) **Public Comment**
  - (1) For the request
  - (2) Against the Request
  - (3) Other Public Comments
- e) **Applicant Rebuttal**
- f) **Staff Recommendation**
- g) **Close Planning & Zoning Board Public Hearing** (*Elected Chair*)
- h) **Planning Board Discussion** (*Elected Chair Presiding*)
- i) **Planning Board Recommendation** (*Elected Chair Presiding*)

##### 1. **Quasi-Judicial\* Public Hearing**

*\*Those who would like to present oral testimony concerning the special use permit request must be sworn in (take oath) by the City Clerk prior to addressing the Board on matter.*

**Special Use Permit #SUP-1.1.14:** Colonial Baptist Church of Trinity at 6792 Welborn Road, Trinity, NC proposes to expand their existing day care program to accommodate 103 more children (maximum). A special use permit is requested to add more day care classrooms/parking.

##### 2. **Public Hearing**

**Zoning Ordinance Text Amendment #TA-1.1.14:** On behalf of T. Cooper James & Associates, Trinity Memorial United Methodist requests an amendment to the City's Zoning Ordinance, Article VII, Section 7-15 Permitted Use in Zoning District to allow "Retail (less than \$25,000 sq. ft.) (Music, books, electronics, household and similar sales)" as a special use in the RMU Zoning District within the Old Town Overlay Zone.

#### V. **Request Withdrawn:**

1. **Zoning Map Amendment Request #RZ-10.1.13:** Lights for Christ Ministries, Incorporated has filed a request to rezone approximately 4 acres of land, referenced as Randolph County PIN 7708616646 and 7708616472, on NC Hwy. 62, Trinity, NC from an R-40 Residential Zoning District to a Village Center (VC) District. Said lands are owned by Lights for Christ Ministries, Inc.; and addressed as 7058 and 7044 NC Hwy. 62, Trinity, NC.

*Note: At the request of the applicant/property owner, referenced above, request #RZ-10.1.13 was tabled at the November 7, 2013 Planning Board Meeting until the next regular meeting of the Board. On 1.16.14 the request was withdrawn.*

**VI. Business from Staff for the Planning & Zoning Board**

1. RMU Zoning District and related Subdivision Regulations & Zoning Overlays  
*(Planning Director Maybee)*
2. Non-Conforming Uses – Manufactured Homes *(Planning Director Maybee)*
3. Board Workshops (Planning Director Maybee)
4. Code Enforcement Report – 2013 (Planning Director Maybee)

**VII. Planning & Zoning Board Adjournment** *(Elected Chair Presiding)*