



**City of Trinity, North Carolina  
Planning & Zoning Board Meeting  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
November 12, 2014 - 6:00 p.m.**

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

**III. Organization Items**

None.

#### IV. Public Hearing

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

- a) **Open Planning & Zoning Board Public Hearing\*** (*Planning & Zoning Board Chair, Lynn Kennedy*)
- b) **Staff Presentation** (*Interim Planning Director, Marc Allred*)
- c) **Applicant Presentation**
- d) **Public Comment**
  - (1) **For the request**
  - (2) **Against the Request**
  - (3) **Other Public Comments**
- e) **Applicant Rebuttal**
- f) **Staff Recommendation on Item #1.**
- g) **Close Planning & Zoning Board Public Hearing** (*Planning & Zoning Board Chair, Lynn Kennedy*)
- h) **Planning Board Discussion** (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)
- i) **Planning Board Recommendation** (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)

##### 1. Public Hearing

**To consider a Re-Zoning Request #Z 10\_27\_2014\_1:** Dawn Spencer, Wade Crabtree, and Donald Spencer Jr., has filed a request to Rezone approximately .42 acres of land, referenced as Western Portion of Randolph County PIN 7708755108 on NC Hwy. 62, Trinity, NC from an R-40 Residential Zoning District to an HC Highway Commercial. Said lands are owned by applicants; and addressed as 7611 and 7613 NC Hwy. 62, Trinity, NC.

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

**To consider a Special Use Permit Request #SUP-10\_27\_2014\_1:** Dawn Spencer, Wade Crabtree, and Donald Spencer Jr., requests a Special Use Permit to allow for automobile repair and automobile sales on NC Hwy 62 and Sealy Dr, and referenced as Randolph County PIN 7708755108. Said lands, approximately 1.41 acres, is owned by Dawn Spencer, Wade Crabtree, and Donald Spencer Jr., and addressed as 7611 and 7613 NC Hwy. 62, Trinity, NC.

*\*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 the matter.*

#### V. **Business from Staff for the Planning & Zoning Board**

1. Code Enforcement Report from Sept 8, 2014 through October 13, 2014 (Interim Planning Director Allred)
2. Permits Report from Sept 8, 2014 through October 10, 2014 (Interim Planning Director Allred)

**VI. Comments from Staff**

**VII. Comments from Board**

**VIII. Planning & Zoning Board Adjournment** (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)