



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
December 4, 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. Text Amendments

- Move Board of Adjustments so it is established just under City Council and not with Planning Board.
- Amendments to Section 16-1B.(3); Section 16-2.A.; Section 16-2.B; Section 16-2.C; Section 16-2.E; & Section 16-12.(4);
 1. Recommend removal of Section 16-1B.(3). **Section 16-1B.(4) would become Section 16-1B.(3).**
 2. Recommend amending Section 16-2.A to replace Planning Board with City Council. Text replacement will say, **“The individuals appointed to serve on the City Council shall also serve as the Board of Adjustment.”**
 3. Recommend replacing Section 16-2.B to say **“Number of Members: The Board shall consist of the nine (9) members of the City Council.”**

4. Recommend replacing Section 16-2.C to say **“Length of Terms – Length of terms for Board of Adjustment members shall coincide with length of terms for City Council members.”**
5. Recommend amending Section 16-2.E. to replace Chair with Mayor and Vice Chair with Mayor Pro Tempore. Text replacement will say, **“The Mayor or in his/her absence, the Mayor Pro Tempore, may administer any oaths and compel attendance of witnesses by subpoena.”**
6. Recommend replacing Section 16-12.(4) to say, **“(4) to reside as the Board of Adjustment when a quasi-judicial hearing is needed.”**
- There has been some pressure to build commercial facilities on Surrett Drive. After looking at the Surrett Drive Overlay Ordinance, a 10-foot multi-use path is not needed along this drive. A 5-foot sidewalk can accomplish the goals of Surrett Drive Overlay with providing a nice aesthetic appeal and affordable for businesses to come in. See Dollar General on Hwy NC 62 as an example.
 7. Recommend replacing Multi-Use Path with Sidewalk. With text replacement saying **“Yes, 5-foot sidewalk in conformance with Article 13(8)(B), Sidewalks, Bike Lanes, and Multi-Use Paths.”**
 8. Recommend removing Surrett Drive Overlay District (SD-0) from 13-8(C). Sentence would say, **“Multi-use paths shall be required when indicated on official City of Trinity transportation plans/maps & pedestrian plans/maps”.**
 9. Recommend removing 13-10(C)1. **13-10-(C)2 would become 13-10-(C)1 and 13-10-(C)3 would become 13-10-(C)2.**

IV. **Rezoning**

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 #RZ 1-20-15-1: David McLean of Mama Laura's Chocolates has filed a request to Rezone approximately .51 acres of land, referenced as Randolph County PIN 7708324118 on Surrett Dr, Trinity, NC from an R-40 Residential Zoning District to an HC Highway Commercial. Said lands are owned by applicants and is a vacant property.

2. *Quasi-Judicial Public Hearing

To consider a Variance Request #V-1_20_15_1: DFKK LLC, requests a Variance on setback so they can expand their facility to take over an area that currently has an accessory building on it. Property is as Randolph County PIN 7708153335. Said lands, approximately 11.28 acres, is owned by DFKK LLC and is addressed as 6058 Lois Ln, Archdale, NC, 27263.

**Those who would like to present oral testimony concerning the Variance 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 October through November 24 (Interim Planning Director Allred)
2. Permits Report for November 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*)