



City of Trinity, North Carolina Planning & Zoning Board Meeting

City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
March 25, 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
- d) Approve/Amend Agenda

II. Approve and/or Amend Agenda

II. Organization Items

- a) Oath of Office: Administered by Assistant City Clerk Annette deRuyter
 - i. Karen Bridges
- b) Election of Planning & Zoning Board Chair (McNabb)
- c) Election of Vice-Chair (McNabb)

III. Minutes – February 3, 2014, February 24, 2014, February 25, 2014

(Minutes to be distributed at/prior to the meeting.)

IV. New Business:

- A. 21st Century Vision Plan for Old Town: Review vision, plan priorities, and implementation recommendations (TAB 1)**

V. Old Business:

REZONING REQUESTS – Tabled at February 25, 2014 (TAB 2)

RIDGEE DEVELOPMENT GROUP, LLC requests the rezoning of the following properties from a Residential Agricultural (RA) Zoning District to Residential Mixed - Urban (RM-U) Zoning District:

- A. **RZ# 2.1.14** - Property, approximately .47 acres, located at 6397 NC Hwy. 62, Trinity, NC; and referenced by Randolph County parcel Identification #7707388447 (PIN # 7707388447 000).
- B. **RZ# 2.2.14** - Property, approximately .22 acres, west & adjacent to 6397 NC Hwy. 62, Trinity, NC; and referenced by Randolph County parcel ID #7707387492 (PIN # 7707387492 000).
- C. **RZ# 2.3.14** – Property, approximately .55 acres, located at 6453 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707481874 (PIN# 7707481874 000).
- D. **RZ# 2.4.14** - Property, approximately .06 acres, east and adjacent to 6453 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707482848 (PIN#7707482848 000).
- E. **RZ# 2.5.14** – Property, approximately 44.28 acres, located at 6423 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707381526 (PIN # 7707381526 000).

VI. Public Hearings:

Protocol for Public Hearings on Items #'s 1

- a) Open Planning & Zoning Board Public Hearing (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 (Chair)**
- h) Planning Board Discussion(Chair Presiding)**
- i) Planning Board Recommendation (Chair Presiding)**

ZONING ORDINANCE TEXT AMENDMENT (TAB 3)

(Planning Director Julie Maybee will present the staff report.)

1. TA# 3.1.14: Consider amendments/revisions to the City of Trinity's Zoning Ordinance:

- Article IV-Definitions: Add definitions of Governmental Services;
- Article V, Application of Regulations: Clarify/amend text in Section 5-1 Zoning Affects Every Building and Use;
- Article VII, Section 7-13(C)2 Applicability: clarify/amend provisions to address applicability of Old Town Overlay Provisions regarding minor/major expansions;
- Article VII, Section 7-13(C)3 Standards for Development: clarify/amend provisions concerning parking placement/requirements, driveways and screening; and
- Article VII, Section 7-15– Permitted Uses in Zoning District: clarify/amend section to allow Governmental Services and accessory uses as a permitted use in RM-U Zoning District, and Old Town Overlay.

VII. Business from Staff for the Planning & Zoning Board (TAB 4)

(Planning Director Julie Maybee)

A. Update: Board Workshop (Quasi –Judicial Process, Etc.)

B. Code Enforcement

- a. Report as of May 20, 2014**
- b. City Code of Ordinance - Public Nuisances**

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