



City of Trinity, North Carolina
City Council/Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
May 27, 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 City Council (Mayor Pro-Tem Jessie Hill)

- a) Pledge of Allegiance
- b) Invocation
- c) Welcome Guests and Visitors
- d) Approve and/or Amend Agenda

II. Call to Order Planning & Zoning Board (Chair Lynn Kennedy)

- a) Approve and/or Amend Agenda

III. Public Hearing

Protocol for Public Hearings on Items #'s 1 - 3 (Note: Items #2 & # 3 are quasi-judicial public hearings.)

- a) **Open City Council Public Hearing** (Mayor Pro –Tem Jessie Hill)
- b) **Open Planning & Zoning Board Public Hearing** (Chair Lynn Kennedy)
- c) **Staff Presentation** (Planning Director Julie Maybee)

- d) **Applicant Presentation**
 - e) **Public Comment** (*Mayor Pro –Tem Jessie Hill Presiding*)
 - (1) **For the request**
 - (2) **Against the Request**
 - (3) **Other Public Comments**
 - f) **Applicant Rebuttal**
 - g) **Staff Recommendation** (*Planning Director Julie Maybee*)
 - h) **Close Planning & Zoning Board Public Hearing** (*Chair Lynn Kennedy*)
 - i) **Close City Council Public Hearing** (*Mayor Pro-Tem Jessie Hill*)
 - j) **Planning Board Discussion**(*Chair Lynn Kennedy Presiding*)
 - k) **Planning Board Recommendation** (*Chair Lynn Kennedy Presiding*)
 - l) **City Council Discussion** (*Mayor Pro-Tem Jessie Hill Presiding*)
 - m) **City Council Action** (*Mayor Pro-Tem Jessie Hill Presiding*)
1. Rezoning Request (RZ.08.14): Larry McAdams, property owner, has filed a request to rezone approximately 2.192 acres at 7130 Mendenhall Road,* Archdale, North Carolina (Randolph County Parcel #6798570964) as follows:
- (a) Rezone approximately .919 acres from a Residential Agricultural (RA) Zoning District to an R-40 Residential Zoning District; and
 - (b) Rezone approximately 1.273 acres from a Residential Agricultural (RA) Zoning District to a Light Manufacturing (M-2) Zoning District.
- *Note: The subject property is located within the City's extra-territorial planning jurisdiction.
2. *Special Use Permit (SUP.02.14) and Variance (V.1.14)*: On behalf of T. Cooper James and Associates, Trinity Memorial Methodist Church requests a special use permit and variances from the City's Zoning Ordinance pertaining to streetscape improvements, building and site design provisions to construct a 1 story 70' x 130' commercial retail building at 7218 NC Hwy. 62, Trinity, North Carolina (Randolph County Parcel # 7708628283). As proposed, the existing vacant commercial building will be demolished. The subject property, owned by the church, is zoned Residential Mixed-Urban and located within the Old Town Overlay Zone.
3. *Special Use Permit (SUP.03.14)*: Guil-Rand Fire Protection Association, Inc. requests modification of their special use permit to add a surfaced helicopter pad behind the fire station located at 6258 Welborn Road, Trinity, North Carolina (Randolph County Parcel # 7707106104). The subject property, owned by the Guil-Rand Fire Protection Association, Inc., is zoned Residential Agricultural (RA).

IV. City Council Business/Comments (Mayor Pro-Tem Jessie Hill)

- a. Review Bid Specs for Contract Mowing (City Manager Debbie Hinson)
- b. Comments from Staff (City Manager Debbie Hinson and staff)
- c. Comments from City Council

V . City Council Adjournment (Mayor Pro-Tem Jessie Hill)

VI . Planning & Zoning Board Business (Chair Lynn Kennedy)

- a. Schedule Special Meeting – Zoning Ordinance/Subdivision Regulations Amendments (Discussed at May 9, 2014 Meeting) (Planning Director Julie Maybee)
- b. Supplemental Information (Planning Director Julie Maybee)
- c. Comments from Planning & Zoning Board

VII . Planning & Zoning Board Adjournment (Chair Lynn Kennedy)