



City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
September 26, 2016 - 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

- **Call to Order**
 - a) Pledge of Allegiance
 - b) Invocation
 - c) Welcome Guests and Visitors

- **Approve and/or Amend Agenda**

I. Approval of Minutes from June 27, 2016

Item 1. Approve the June 27, 2016 Minutes

II. Public Hearing

Item 2. Rezoning of 5278 Finch Farm Rd from R-40 to R-20 (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)

Protocol for Public Hearing

- a) **Open Planning & Zoning Board Public Hearing** (*Planning & Zoning Board Chair, Lynn Kennedy*)
- b) **Presentation** (*Planning Director, Marc Allred*)
 - a. **Item 2: Rezoning of 5278 Finch Farm Rd** (Marc Allred, Planning Director)
- c) **Public Comment**
 - (1) **For the request**

(2) Against the Request

(3) Other Public Comments

d) Staff Recommendation on Item 2.

e) Close Planning & Zoning Board Public Hearing (*Planning & Zoning Board Chair, Lynn Kennedy*)

f) Planning Board Discussion (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)

g) Planning Board Recommendation (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)

III. New Business

a. Item 3. Dealing with Land Uses Not Specifically Addressed in a Zoning Ordinance.

i. Court rulings (Byrd vs Franklin)

1. If an ordinance does not have a land use as a permitted use. And if the ordinance does not have a similar use as the land use being proposed. It cannot be prohibited.

ii. Solar Farms: I am sending some homework with you in the packet. No discussion today. At the next meeting, we will go over these issues and how you would like to see them addressed towards council. There has been no application for a solar farm, I just want to be prepared if we ever have one.

iii. Tiny Homes Park: Right now I am regulating them just as a I would a manufactured home park. Are we ok with this?

IV. Business from Staff

a. Item 4. Code Enforcement Report & Permits Report (*Planning Director Allred*)

V. Comments from Staff

VI. Comments from Board

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