



**City Council  
Pre Agenda/Regular Meeting Minutes  
Monday  
July 11, 2016 @ 6:00 pm  
Trinity City Hall Annex**

**Members Present: Mayor, Jesse Hill;** Council members: Gene Byerly, Jack Carico, Tommy Johnson, Steve Lawing and Don Payne.

**Others Present:** City Manager, Debbie Hinson; City Attorney, Nick Herman; Public Works Director/ Stormwater Administrator, Rich Baker; Planning Director, Marc Allred; Assistant Finance Officer Lisa Beam; Assistant City Clerk, Annette de Ruyter; Randolph County Deputy, Kyle Cox; and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor Hill called the Meeting to order at 6:01pm and welcomed everyone.

Mayor Hill introduced Randolph County Deputy Kyle Cox. Deputy Cox has taken the position vacated by Deputy Wilson who was promoted within the department to Detective. Mayor Hill called on Detective Wilson for comments.

Detective Wilson thanked everyone for their support through the years.

- **Pledge of Allegiance and Invocation**

Mayor Hill led the Pledge of Allegiance and Council member Payne gave the Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor Hill opened this Item and called for any changes to the Agenda.

Hearing none *a motion was made by Council member Johnson to approve the Agenda as written. The motion was seconded by Council member Byerly and approved unanimously with a vote of 5 ayes and 0 nays.*

**Regular Meeting Begins Here:**

**I. Standing Report**

**A. Ennis Flint Sewer Extension**

Mr. Baker informed Council that the Ennis Flint project is complete, connected to the sewer, and operational as of now.

**B. Powell Bill Updates**

Mr. Baker updated Council stating that Kimberly Drive and Circle Drive are complete. The work on Warren Lane has begun. He will be furnishing Council with a memo of explanations of expenditures for Warren Lane project.

**C. Update on Turnpike Industrial**

Mr. Baker advised Council he would discuss this later in the meeting.

**II. Public Comment Period**

Mayor Hill opened the Public Comment Period and asked if anyone would like to speak at this time.

None.

**III. Consideration of Consent Agenda: These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.**

- 1. Approval of the Minutes for the June 09, 2016 City Council Special Called Meeting Minutes**
- 2. Approval of the Minutes for the June 13, 2016 City Council Meeting Minutes**

Mayor Hill opened this Item and called for approval, changes, or denial.

*Motion was made by Council member Payne to approve the June 9, 2016 and the June 13, 2016 Meeting minutes as written. The motion was seconded by Council member Byerly and approved unanimously with a vote of 5 ayes and 0 nays.*

#### **IV. Public Hearings**

Mayor Hill opened this Item and called on Marc Allred, Planning Director for guidance.

### **3. Text Amendments to the Sign Section for the City of Trinity Zoning Ordinance**

#### **Changes to the Sign Ordinance**

All content needed to be taken out including directional signs.

Residential

- Subdivisions: Page 17-8
- Change of one to two freestanding signs per entrance.
- From 32 to 60 square feet. Max ht. 6 to 8 feet.
- Announcement Sign: Currently don't have anything.
- One announcement sign post(s). Can have up to 2 signs, 50 square feet in area. Max ht. 15 feet. Removed 30 days after last lot is sold.
- Information Sign: Currently don't have anything.
- One mounted post(s) or on a wall. Can contain up to 2 signs, 16 square feet in area. Max ht. 10 feet or the roof line if wall mounted. 30 days after the model home has sold.

#### **1. Commercial**

- Subdivisions: Page 17-8  
Change of one to two freestanding signs per entrance.  
From 32 to 60 square feet. Max ht. 6 to 8 feet.  
Announcement Sign: Currently don't have anything.  
One announcement sign post(s).
- Can have up to 2 signs, 50 square feet in area. Max ht. 15 feet. Removed 30 days after last lot is sold.  
Information Sign: Currently don't have anything.
- One mounted post(s) or on a wall. Can contain up to 2 signs, 16 square feet in area. Max ht. 10 feet or the roof line if wall mounted. 30 days after the model home has sold.

#### **2. Off-Premise Signs**

Residential: Page 17-9

- Max height is 60 feet. Max area 672 square feet. Minimum distance apart: 1,320 feet or a ¼ mile.
- Minimum size of parcel is 2.5 acres and a housing density of 1 house per 2.5 acres.
- 100 feet from any structure whether a house or an accessory building.
- Non-residential: Same as residential, but w/out the minimum parcel size, density, or minimum distance.
- Residential or Non-Residential: Display area of 9 ft. Max ht. of 6 ft. (pg. 17-9 & 17-11)

- Signs must have a frame unless approved by the Zoning Administrator or Code Enforcement Officer.
- Cannot be in the ROW, partially covered with grass or weeds, and cannot be illuminated.

### 3. Temporary Signs

- Residential or Non-Residential: Display area of 9 ft. Max ht. of 6 ft. (pg. 17-9 & 17-11)
- Signs must have a frame unless approved by the Zoning Administrator or Code Enforcement Officer.
- Cannot be in the ROW, partially covered with grass or weeds, and cannot be illuminated.
- Allows 'For Sale' Signs. (pg. 17-12)
- Allows for Residential property owner to put a temporary sign up for three consecutive days beginning on Thursday and ending on Saturday. (pg. 17-13)
- Allows for unlimited temporary signs on the property for decoration from Dec 1 to Jan 10. (pg. 17-13)

After Mr. Allred's presentation, Mayor Hill opened the Public Hearing at 6:14 pm.

Hearing none for or against, Mayor Hill closed the Public Hearing at 6:15 pm.

*Motion by Council member Payne to approve the Sign Ordinance with the changes Mr. Allred presented. The motion was seconded by Council member Carico and approved unanimously with a vote of 5 ayes and 0 nays.*

### 4. **Text Amendments to the Permitted Uses Table for HC in the City of Trinity Zoning Ordinance**

#### Highway Commercial: X equals permitted and S equals Special Use Permit Automobile Parking Lot: Change from X to S

- Churches: Remove from Highway Commercial
- Mini warehouse: Change from X to S
- Outdoor Storage Yards: Add from not permitted to Special Use
- Pet Grooming: Change from not permitted to X.
- Planned Building Groups: Change from S to X.
- Radio Control model race car tracks: Change from X to S.
- Recycling Convenience: Remove from HC.

After Mr. Allred's presentation, Mayor Hill opened the Public Hearing at 6:17 pm.

Hearing none for or against, Mayor Hill closed the Public Hearing at 6:18 pm.

*Motion by Council member Payne to approve the Permitted Use Table with the changes Mr. Allred presented. The motion was seconded by Council member Johnson and approved unanimously with a vote of 5 ayes and 0 nays.*

**5. Continuation from June 13 meeting on Rezoning of PIN # 7707382587, Tract 2, from RA to HC. (Old Business)**

Mayor Hill opened this Item and asked Mr. Allred, Planning Director for explanation.

Mr. Allred asked Council members if there were questions since the information included in the June packet relating to this item had not changed.

Hearing no question or comment from Council, Mayor Hill opened the Public Hearing at 6:22 pm.

Hearing none for or against, Mayor Hill closed the Public Hearing at 6:23 pm.

After discussion concerning the request among the Council, *a motion was made by Council member Johnson to approve the rezoning from RA to HC. The motion was seconded by Council member Payne and approved unanimously with a vote of 5 ayes and 0 nays.*

**V. New Business**

**6 Receive Bids for Sewer Infrastructure in the Turnpike Industrial Park.**

Mr. Baker discussed with Council the possibility of extending sewer in the Turnpike Industrial Park. He informed Council that there may be some grants that could be available to assist the businesses in the industrial park.

Mr. McNeill, Davis Martin Powell, advised Council the City needed to acquire 10 temporary construction easements and 1 permanent easement. The dates to submit funding requests is September 13, 2016. Action would be awarded in October 20, 2016. The project will need to be designed and ready to proceed. The business in the Industrial Park have all indicated that they would love to be served with sewer.

*Motion was made by Council member Payne to proceed with the extension. The motion was seconded by Council member Carico and approved unanimously with a vote of 5 ayes and 0 nays.*

Council member Byerly discussed the status with Larry Walker Body Shop. Mr. Baker informed Council he is currently working on figures for the cost of the project later this week.

**VI. Code Enforcement Report and Permits Report**

Mr. Allred, Planning Director informed Council 9 new Code Enforcement cases have been opened and 12 cases were closed for the month.

Mr. Allred informed Council that 10 permits have been issued. Two of these are new home permits.

Mr. Allred discussed the new development Bellawood and his expectations of an increase of new home permits with this development.

## **Business from City Manager and Staff**

*City Manager Hinson discussed the following items:*

- A memo she had placed at each Council seat regarding their desire to attend a function hosted in Archdale and advised that Council contact her with their replies.
- The Annual Audit is scheduled to begin in August.

### **Comments from Staff**

- Mr. Baker informed Council that Bellawood is becoming very active at this time.
- Mr. Allred advised the Council that the Planning and Zoning Meeting would be cancelled for the month of July.

## **VII. Business from Mayor and Council**

Council member Johnson discussed with Council an appointment to the Infrastructure Committee for the At-Large Seat. At this time, Council member Johnson recommend Charles “Tuck “Barber to fill the At-Large seat.

*Council member Johnson made the motion for the appointment of Charles Barber to the At-Large seat on the Infrastructure Board. The motion was seconded by Council member Payne and approved unanimously with a vote of 5 ayes and 0 nays.*

*A motion was made by Council member Carico to appoint Council member Payne as the Mayor Pro- Tempore. The motion was seconded by Council member Lawing and approved unanimously with a vote of 5 ayes and 0 nays.*

## **IX. Adjournment**

Mayor Hill called for a motion to adjourn the July 11, 2016 meeting. *A motion was made by Council member Payne to adjourn the July 11, 2016 meeting at 6:36 pm. The motion was seconded by Council member Johnson and approved unanimously with a vote of 5 ayes and 0 nays.*