



**City Council
Pre-Agenda/Regular Meeting Minutes
Monday
February 13, 2017 @ 6:00 pm
Trinity City Hall Annex**

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

Member Absent: Steve Lawing

Others Present: City Manager, Debbie Hinson; City Attorney, Nick Herman; Public Works Director/ Stormwater Administrator, Rich Baker; Planning Director, Marc Allred; Office Assistant, Darien Comer; Randolph County Deputy, Kyle Cox; and other interested parties.

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

Mayor Hill called the Meeting to order at 6:03 pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

Mayor Hill led the Pledge of Allegiance. The Invocation was given by Council member Payne.

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

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

Manager Hinson discussed an amendment needed to the Agenda with Council. She asked Council to remove Item # 7 in regards to the RV Parks until the March Meeting.

A motion was made by Council member Byerly to amend and accept the Agenda to remove Item # 7. This Item will be placed on the March Agenda. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.

Regular Meeting Begins Here:

Mayor Hill opened this Item and called on Mr. Baker to update Council on the following.

I. Standing Report

A. Turnpike Industrial Park

Mr. Baker briefed Council on the Industrial Park. Mr. Baker informed Council that gravity sewer is over half way complete. There have been some minor changes in the gravity sewer to add gate valves and manholes.

II. Annual Reports

Mayor Hill opened this Item and called on Ms. Bonnie Renfro for discussion.

B. Randolph County EDC

Ms. Renfro thanked Council for allowing her to come and present the Annual Report for the Randolph County Economic Development Corporation (EDC).

Ms. Renfro began the review of the Annual Report stating that the EDC is comprised of various business owners and that a great majority of Trinity's businesses we met with reported an increase in sales and business activity for 2016.

Ms. Renfro reviewed the Handout concerning the 2016 Existing Business and Industry Report (**Attachment 1**) for Trinity that highlighted employment information, sales and business activity and challenges and opportunities for the business community.

Her review continued with the brochure concerning the 2016 Annual Report for the Randolph County Economic Development Corporation. (**Attachment 2**)

In conclusion, Ms. Renfro briefly discussed her retirement from the Randolph county EDC and expressed her appreciation to Council and Trinity for the opportunity to work with the community and their support.

III. Public Comment Period

Ed Lohr, 5366 Meadowbrook Drive- Mr. Lohr expressed his concern for the street clean-up from the snow storm. He felt like the City did not do enough, nor in a timely manner. He was concerned for the elderly residents and their safety.

IV. 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 December 12, 2016 City Council Meeting Minutes.

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

A motion was made by Council member Payne to approve the minutes as presented. The motion was seconded by Council member Johnson and approved unanimously with a vote of 4 ayes and 0 nays with Council member Lawing absent.

V. Public Hearings

Mayor Hill opened the Public Hearing Section at 6:12

2. Archdale Trinity Chamber Annual Report and Funding Request

Ms. Nelson thanked Council for their support.

She reviewed the Annual Report for the Archdale-Trinity Chamber for the prior year and reviewed with Council the goals for 2017, and concluded her report by asking Council to consider support for the A/T Chamber in this coming year. (Attachment 3)

3. Approve Resolution to file grant application with the Department of Commerce in the amount of \$367,500 for Sewer Service to Younts Machine Site Project.

Mayor Hill opened this Item for discussion.

Mr. Baker addressed Council and asked Mr. Randy McNeill, engineer with Davis Martin Powell to explain the Resolution presented to Council.

Council has formally approved this project. However, a Public Hearing is required and approval of the attached Resolution. Approval of the Resolution allows the City to proceed in filing a formal grant application with the Department of Commerce for the sewer service to the Younts Machine site project.

Mayor Hill opened the Public Hearing at 6:39 p.m.

With no one speaking for or against, Mayor Hill closed the Public Hearing at 6:39 pm.

A motion was made by Council member Payne to approve the Resolution to file grant application with the Department of Commerce in the amount of 375,500.00 for sewer service to Younts Machine Site Project. The motion was seconded by Council member Byerly and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.

4. Hazelwood Subdivision at PIN # 6797665604 off Colonial Circle

Mayor Hill opened this Item and asked Marc Allred, Planning Director to brief Council members on this item.

Mr. Allred reviewed the following information concerning this item with Council.

- This is a major subdivision. The developer is to build ten homes that will connect to Colonial Circle.
- Will need a Stormwater Certificate on the plat.
- Move the turnaround, to end of road outside of subdivision. The extension of the road needs to be paved. The turn portion can be gravel.

Stormwater/Utilities

- 20' width roads because the City does not have an on-street parking ordinance.
- Sewer line to the end of the road to help if the subdivision expands.
- Once we know the full length of the sewer line, we can calculate inspection cost with site plan cost.
- Based on 2,000 square foot homes, the impervious surface percentage of the area is 16%. No stormwater infrastructure is needed for this project.

Mayor Hill opened the Public Hearing at 6:44 pm.

With no one speaking for or against, Mayor Hill closed the Public Hearing at 6:45 pm.

A motion was made by Council member Johnson to recommend Hazelwood Subdivision as is. The motion was seconded by Council member Payne and approved with 4 ayes and 0 nays with Council member Lawing absent.

5. Rezoning of 6397 NC Hwy 62 from Highway Commercial to R-10, Ridge Pointe Subdivision is also being considered.

Mayor Hill opened this Item and asked Marc Allred, Planning Director for review of this item.

Mr. Allred began the review by discussing what the owner of said property would like to develop. The owner would like to build a 56 - lot subdivision on the property. There will be two outlets for this subdivision. All of Payne Street will become a City owned Street once the developer improves Payne Street to NCDOT standards.

This property is currently HC (Highway Commercial) with a proposed zoning of R-10 (Single Family Residential, 10,000 sq. ft. minimum lots). The property has been zoned HC since July 2016. After talking with companies, the owner felt this property would be best suited for residential development due to the lack of rooftops in the area.

Surrounding Land Uses:

North- Single Family Residential and a church.
South- Industrial and mobile home park
East- Single Family Residential
West- Vacant

Land Use for this parcel

- Regional Center
- The rezoning will be compliant with the City of Trinity Land Use Plan as R-10 is allowed.
- The average lot size in this development will be 14,000 sq. ft.
- The parcel is 21.06 acres.
- The owner is going to level some of the property to make an entrance and have a smoother grade towards the river.

The Technical Review Committee requested a vegetation buffer where the sewer easement and the owner's property line begins.

The property has water and sewer on NC Hwy 62.

Mayor Hill opened the Public Hearing at 6:53.

Speaking For:

Ed Price- 914 Northshore Court, I am here representing Aikens and Mr. Ridge. The Owner is asking for rezoning from HC to R-10 to add roof tops for the City of Trinity.

Speaking against: **None**

Mayor Hill closed the Public Hearing at 7:02.

With no other discussion, *a motion was made by Council member Byerly to approve the rezoning for property located on NC Highway 62 (Ridge Pointe Subdivision) from HC to R-10. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

6. Rezoning of PIN # 6797044689 from Highway Commercial to R-10 off East Sunrise Ave

Mayor Hill opened this Item and called on Marc Allred for briefing.

Mr. Allred discussed with Council the rezoning proposed by Bill Millis. This property is currently zoned Highway Commercial (**HC**) and the proposed zoning is Trin-Thom Development District (**T-TDZD**). This property has been zoned HC since 2005.

Surrounding Land Use:

- North- Vacant
- South- Townhome development
- East- Vacant
- West- Single Family Residential

Land Uses for this parcel:

- The Land Use for the property is mixed.
- The rezoning will be compliant with the Land Use Plan.
- The property is approximately 1.61 acre. There are no streams on the property. The property is flat.
- Sewer and water are available.
- Access would be from E. Sunrise Avenue which is a City of Thomasville owned road.

Mayor Hill opened the Public Hearing at 7:00 pm.

Speaking for the rezoning:

Bill Millis- 5820 Groomtown Road High Point, NC, Mr. Millis discussed working with Trinity in the past in reference to Colonial Village. All the lots have been sold except Lot 96. The original plans was to have this lot for commercial uses. However with no interest in commercial I would like to rezone this lot so that I can build 4 homes in Trinity.

Andy Aikens 5752 Fairview Church Road, I support Mr. Millis, he does good a great job.

Speaking against- None

Mayor Hill closed the Public Hearing at 7:09 pm.

A motion was made by Council member Payne to rezone this property to R-10 located in the T-TDZD. This rezoning is complaint with the Land Use Plan. The property is in the Trin Thom Development Zoning District. Single family properties within this district can have a minimum size of 10,000 sq. ft. which these lots conform to. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.

~~**7. Text Amendment to Prohibit RV Parks in the City of Trinity**~~
This Item was removed from the Agenda.

- 8. Approve release of 4,379 square feet located along the east side of Kimberly Lane adjacent to parcel #7707885876 and to declare Retention of Utility Easements as defined in the Resolution approved by the Trinity City Council on December 12, 2016.**

Mayor Hill opened this Item and called on Rich Baker for discussion of this item.

Mr. Baker explained this request is just a formality procedure. This item has been approved prior to this Resolution by Council. However, our attorney stated that the City must post this Resolution four consecutive weeks prior to a Public Hearing that be held to release the portion of Right of Way identified above located along the East side of Kimberly Lane. The purchaser of the said property will incur all costs associated with surveying and recordation of changes and retention of utility easements.

Mayor Hill opened the Public Hearing at 7:12 pm.

Speaking for- None

Speaking against- None

Mayor Hill closed the Public Hearing at 7:12 pm.

A motion was made by Council member Johnson to approve the Resolution. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.

VI. New Business

9. Language Access Plan (LAP)

Mayor Hill opened this Item.

Marc Allred explained that Rural Development and the United States Department of Agriculture require that all municipalities have a Language Access Plan to receive federal funding. This plan gives the City of Trinity a plan on how to deal with residents who do not understand English.

Marc Allred discussed the Google Translate features located on cell phones available for use if needed.

A motion was made by Council member Johnson to accept the LAP. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.

10. Annual Retreat

Manager Hinson informed Council and audience that the Retreat has been scheduled for February 24, 2017 at 8:30 am.

VII. Code Enforcement Report and Permits Report

Mayor Hill opened this Item and called on Marc Allred for the Code Enforcement and Permit report.

Code Enforcement Report:
4 cases opened and 4 closed cases

Permits
8 new home permits issued

VIII. Business from City Manager and Staff

Staff will have the date for City Haul prior to the Retreat.

IX. Business from Mayor and Council

Council member Payne thanked Daniel Kennedy for attending the meeting.

X. Adjournment

With no other business to discuss, *a motion was made by Council member Payne to adjourn the February 13, 2017 meeting at 7:24 pm. The motion was seconded by Council member Carico and approved unanimously with a vote of 4 ayes and 0 nays with Council member Lawing absent.*