



**City of Trinity, North Carolina
Planning & Zoning Board Minutes
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
January 23, 2017 - 6:00 p.m.**

Members Present: Vice-Chair: Richard Mc Nabb; **Board members:** Hunter Hayworth and Keith Aikens.

New Members Present: Ambrose Rush

Members Absent: Board Liason, Gene Byerly

Others Present: Planning and Zoning Director, Marc Allred; Utilities Director: Rich Baker, Assistant City Clerk, Annette deRuyter, Mayor Jesse Hill; and other interested parties.

Call to Order

Vice-Chair McNabb called the meeting to order at 6:00 pm.

a) Pledge of Allegiance

Vice-Chair McNabb led the Pledge of Allegiance.

b) Invocation

Vice-Chair McNabb gave the Invocation.

c) Welcome Guests and Visitors

Vice-Chair McNabb opened the meeting at 6:01 pm and welcomed all visitors.

I. Approve and/or Amend Agenda

Vice-Chair McNabb called for a motion to amend or approve the agenda. *Board member Hayworth motioned to approve the agenda as written. Board member Aikens seconded the motion. The motion was approved unanimously with a vote of 3 ayes and 0 nays with Board member Rush not sworn to office at this time.*

II. Oath of Office to new member Ambrose Rush

Assistant City Clerk, Annette deRuyter administered the Oath of Office for the Planning Board to Ambrose Rush.

III. Election of new chair and vice-chair

Board member Hayworth motioned to name Richard McNabb as Chair of the Planning Board. The motion was seconded by Vice Chair Aikens and approved unanimously with a vote of 4 ayes and 0 nays.

Board member Hayworth motioned to name Keith Aikens as Vice-chair of the Planning Board. The motion was seconded by Board member Rush and approved unanimously with a vote of 4 ayes and 0 nays.

IV. Approval of Minutes from November 28, 2016

Chair McNabb called for a motion to amend or approve the October 24, 2016 minutes. Vice-Chair Aikens *motioned to approve the minutes as written. The motion was seconded by Board member Hayworth and approved unanimously with a vote of 4 ayes and 0 nays.*

V. Public Hearing

Item 4. Hazelwood Subdivision

Planning Director Allred reviewed the Hazelwood Subdivision as follows:

- Identified the right-of-way on a map that shown the Right-of-Way came off of Colonial Circle.
- This is a 10-lot subdivision with an average 20,000 square foot lot. The road will be 700 foot.
- The TRC(technical review committee) has asked the developer to make the following changes.
 1. One is to have the road 20' wide.
 2. To have the turn-a-round at the end of the subdivision.

The owner has agreed to both and is doing a sideways hammerhead.

The extension of the road will be paved. The side turn will be gravel because it is temporary and will meet compaction.

After review, Chair McNabb asked if this proposal met the zoning requirements, did each one of these numbers represent a lot, and if their was a problem with running the road between the houses.

Planning Director Allred advised members that this request did meet the zoning and is zoned RM-CZ. This proposed development could have 10,000 square foot lots, but the owner feels like 20,000 square foot lots will sell easier. The numbers do represent lots. Older subdivisions would put 25-foot wide lots. There is no problem with the road between the houses since there are no issues with setbacks.

Board member Aikens asked who would maintain the turn-a-round?

Planning Director Allred replied that if the development does not continue, the current owner of the property, Colonial Charter LLC is responsible for the maintenance of the turn around.

Chair McNabb opened the Public Hearing at 6:11 pm.

Speaking for the Request:

None

Speaking Against the Request:

None

Chair McNabb closed the Public Hearing at 6:11 pm.

Staff Recommendation: Staff recommends approval of the subdivision with changes approved by the owner.

Vice- Chair Aikens motioned to approve the subdivision with changes proposed and accepted. The motion was seconded by Board member Hayworth and approved unanimously with a vote of 4 ayes and 0 nays.

Item 5. Rezoning of PIN # 7707387507 from Highway Commercial to R-10. A subdivision will also be considered with this rezoning.

- Vice Chair Aikens asked to recuse himself from this item.

Chair McNabb motioned to recuse Vice Chair Aikens and it was approved unanimously.

Planning Director Allred reviewed this request reviewing the following information to members.

- The applicant for this request is Keith Aikens. He would like to rezone the property from HC to R-10 as shown on the GIS. This would make the zoning for the entire area R-10 from Surrett to NC-62.
- Mr. Allred reviewed the comments regarding preliminary market research for this property the city rezoned in July 2016 as Highway Commercial.

After taking in all the data, the developer responded back there was not enough roof tops to support the proposed business at this time. However as residential development occurs we can reevaluate this area again in 3-to-5 years.

- We discovered there was no water on the Surrett side of this property.
- Planning Director Allred reviewed the two proposed entrances. The developer would be required to bring all of Payne Street to a minimum NCDOT standard. That includes 300 feet outside of the property.
- There is a lot of flood area in the property which keeps the impervious percentage below 24%, therefore, no storm water devices are needed.
- Sewer is located on NC-62.
- Traffic Count is 4,800 AADT(Average Annual Daily Traffic). NCDOT (North Carolina Department of Transportation) has not made a decision about requiring a turning lane on NC Highway 62.

- TRC (Technical Review Committee) requested a vegetation buffer on NC Highway 62 where the current tree line is located. The developer has agreed to do this.

Chair McNabb opened the Public Hearing at 6:20 pm.

Speaking for the Request:

- Ed Price, 1220 N Main St, High Point, NC. A lot of things have happened since we were last here. Nobody at the time knew there was no water on Surratt Dr. Davidson Water Inc. has helped make this possible by bringing water across their property. The number of roof tops has hurt this property from being used as commercial development at this time. More important than that, another piece of property that is commercial came on the market today. There is not enough demand for two large commercial sites. The other site has frontage on 3 streets and it has a lot of area along I-85. This is a much better site because of access and frontage along the Interstate. The site we are talking about right now does not have that type of access. The new site has 37,000 people within 5 miles of it's location where this site is less. This site is just not as competitive as a commercial property.

Board member Hayworth asked if there any plans from Davidson Water that they are going to come across to the other property?

Mr. Price answered yes, we have come to an agreement. It was going to cost over \$100,000 to come up Surratt due to topography. Creating a subdivision here and bringing the water across will cost less and still increase the tax base for the City.

Speaking Against the Request:

None

Chair McNabb closed the Public Hearing at 6:30 pm and opened discussion to members.

Board member Hayworth asked the applicant if they expected to build on the other side?

Mr. Keith Aikens answered yes. We are going to do NC Highway 62 in phases and then move across to the Surratt side. Roof tops here are much needed.

Board Member Hayworth inquired if the average lot size is 14,000 sq. ft. and were there any smaller lots.

Keith Aikens stated that the average lot size was 14,000 sq. feet and some lots were as small as 10,000 sq. ft. The average house size will be 1,500 sq. ft. to 2,100 sq. ft.

- Board Member Hayworth: The Surratt Drive side is R-10, no reason to not have Highway 62 side R-10.

Staff Recommendation: Staff is recommending the rezoning and subdivision.

Board member Hayworth motioned to approve the subdivision. The motion was seconded by Board member Rush and approved unanimously with a vote of 3 ayes and 0 nays with Vice Chair Aikens recused.

Item 6. Rezoning of PIN # 6797044689 from Highway Commercial to Trin-Thom Development Zoning District.

- Planning Director Allred reviewed the following information regarding this request.
- This is a property on East Sunrise Ave. and is currently zoned Highway Commercial and the owner, Mr. Millis, wants to rezone it to Trin-Thom Development Zoning District.
- Mr. Millis does not foresee this property becoming commercial and would like to put in 4 lots with an average of 17,000 sq. ft. per lot. His overall plan is to have a commercial section across the street at the intersection of Unity and Sunrise.
- East Sunrise Ave is in Thomasville and they own the road.
- This is a flat parcel with no flood zone. Sewer will be on the back end.

Chairman McNabb asked if the office building would be located on the main street and the other two parcels will remain commercial.

Planning Director Allred replied that was correct. High Point Regional owns one of the parcels.

Chair McNabb asked will the stormwater from these properties flow into the Stone Gables stormwater pond.

Utilities Director Baker confirmed these property owners will be contributing to the stormwater pond and paying the fee to Stone Gables.

Chair McNabb opened the Public Hearing at 6:41 pm.

Speaking for the Request:

Bill Millis, 1220 N Main St, High Point: For those of you that are around, half the properties are in Trinity and half are in Thomasville. Both wanted commercial, which is why about 50% of commercial property is in both cities. Some of the property was purchased in Trinity and we expected that have them all sold in both cities when the recession hit.

Colonial Village has asked to put the property into Colonial Village covenants and restrictions. I've agreed to that and that means there will be minimum size homes just like in Colonial Village. On the other side, we believe from other developers that we can get some restaurants on the Thomasville corner of Unity Street and East Sunrise. We are taking a little commercial from both Trinity and Thomasville to make it easier to sell the vacant commercial property that exist.

Speaking Against the Request:

None

Chair McNabb closed the Public Hearing at 6:46 pm.

Staff Recommendation: Staff is recommending rezoning.

Vice-Chair Aikens motioned to approve the rezoning. The motion was seconded by board member Rush and approved unanimously with a vote of 4 ayes and 0 nays.

Item 7. Prohibition of RV Parks as a Land Use in the City of Trinity

Planning Director Allred reviewed information located on page 61 of the packet. We've discussed RV Parks and Tiny Homes and from our previous discussions, I have prohibited RV Parks.

Planner Allred asked members to read the last paragraph addressing not to allow a use. City of Trinity should be very careful in totally banning any use. Our biggest issue is from a maintenance issue. We don't have a housing and inspections department and RV Parks are not built for long-term. The question we have, is how do we keep up with RV Parks from a waste management and/or how long the RVs are being placed there.

Chair McNabb felt the problem is, you can stay at an RV Park as long as you pay. He felt this would be nothing but another trailer park and there are no vacationing reasons for moving here.

Board Member Hayworth asked what the City's reasoning behind banning all new mobile home parks?

Planning Director Allred answered the city does not allow new mobile homes only replacements. The City feels it has ample manufactured homes and manufactured home parks for its residents.

Board member Hayworth asked if tiny homes could be classified as manufactured homes.

Planning Director Allred answered the problem with classifying RVs and tiny homes as manufactured homes is they don't meet the minimum requirements for manufactured homes.

Board member Aikens discussed the personnel needed to inspect this type of use. The City does not have the personnel to perform proper inspections. Without proper inspections then bad things can happen.

After further discussion concerning how the City should classify Tiny Homes, Planning Director Allred directed the board to give a motion to prohibit RV Parks as written with the addition of Tiny Home Parks being included in the RV Parks definition.

Chair McNabb opened the Public Hearing at 6:59 pm.

Speaking for the Request:

None

Speaking Against the Request:

Andy Aikens: 6752 Fairview Church Rd, I go to Florida 6 times a year. They have designated areas. Trinity doesn't have the space. It's an eye sore, they will have their grandchildren living in their property. People in Florida don't care where they put them. We don't want to be known as the mobile home town.

Chair McNabb closed the Public Hearing at 7:01 pm.

Staff Recommendation: Staff is recommending prohibition of RV parks from City of Trinity with the addition of Tiny Homes Park included as an RV Park.

Board member Hayworth motioned to accept staff recommendation as presented by the Planning Director. The motion was seconded by Board member Rush and approved unanimously with a vote of 4 ayes and 0 nays.

Staff recommendation reduced to motion: *Motion to prohibition of RV parks from City of Trinity with the addition of Tiny Homes Park included as an RV Park.*

IV. Old Business

None

V. Business from Staff

a. Code Enforcement Report and Permits Report

Planning Director Allred reviewed the code enforcement and permits report.

VI. Comments from Staff

None

VII. Comments from Board

Board discussed the potential new middle school with staff.

VIII. Adjournment

With no other business to discuss, *Board Member Hayworth motioned to adjourn the January 23, 2017 Planning and Zoning Meeting at 7:17 pm. The motion was seconded by Board member Rush. The motion and second was approved unanimously with a vote of 4 ayes and 0 nays.*