



**City of Trinity, North Carolina
Planning & Zoning Board Minutes
July 24, 2017 - 6:00 p.m.**

Members Present: Chair: Richard McNabb; **Board members:** Jennifer Dennis, Hunter Hayworth, and Ambrose Rush.

Members Absent: Keith Aikens and **Board Liaison:** Gene Byerly.

Others Present: Planning and Zoning Director, Marc Allred; Assistant City Clerk, Annette deRuyter; Attorney Bob Wilhoit; Mayor Jesse Hill; and other interested parties.

Call to Order

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

a) Pledge of Allegiance

Chair McNabb led the Pledge of Allegiance.

b) Invocation

Chair McNabb gave the Invocation.

c) Welcome Guests and Visitors

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

I. Approve and/or Amend Agenda

Chair McNabb called for a motion to approve or amend the agenda. ***Board member Rush motioned to approve the agenda as presented. Board member Hayworth seconded the motion. The motion was approved unanimously with a vote of 4 ayes and 0 nays.***

II. Approval of Minutes from June 26, 2017

Chair McNabb called for a motion to amend or approve the June 26, 2017 minutes. ***Board member Hayworth motioned to approve the minutes as written. The motion was seconded by Board member Rush and approved unanimously with a vote of 4 ayes and 0 nays.***

III. Public Hearing

Item 2. Rezoning of PIN #s 6787912829 & western portion of 6797112462 from RA (Residential Agriculture) to M-2 (Light Industrial).

Planning Director Allred discussed the staff report.

- This parcel is zoned O&I, Office and Institutional. When the property was rezoned to O&I, either the county was not advised or never made the change and they still have it appraised as RA (Residential Agriculture). The change to O & I is not reflected on our zoning maps. However, the current zoning does not interfere with the request. The property whether O & I or RA (current zoning), would still need to be rezoned to M-2, Light Industrial.
- 3 Homes exist on property pin # 6787913900.
- The western portion of property to be rezoned is pin # 6797115344.
- The stormwater device was moved north to western portion of 6797115344. Does not abut any residential property.
- Site Plan: proposed 567,000 sq. ft. expansion and will be located 375 ft. from most outer building and residential property, and 220 ft. from asphalt to nearest property line.
 - The main question resulting from the staff report included in the packet was if the rezoning is approved for this property, could Mohawk build a building later closer to the residential property. **Answer is yes.**
 - 20 ft. buffer with the option to do a berm or 2 rows with some type of vegetation up top or two rows of evergreen trees.
- The Land Use Plan does not indicate this property being zoned industrial. The property located next to it is zoned industrial. This would be an expansion of current zoning to abutting property.
- The staff has no issues with the site plan as it currently exists. There is concern about future uses closer to the subdivision.
- Board Member Dennis asked, can we put conditions on the rezoning?
- Attorney Wilhoit replied that conditions could not be added tonight because this request is for a straight rezoning.
- Board Member Dennis asked if there were any plans to do anything on NC-62? I've noticed more truck traffic on NC-62. Will this increase?
- Planning Director Allred answered that traffic would increase due to the increase in the number of employees and truck traffic due to the number of materials shipped to and from the building.

Chair McNabb opened the Public Hearing at 6:17 pm

Speaking for the Request:

Robert Russell, Associated Survey & Engineering, PO Box 7576, Greensboro, NC. Speaking on behalf of Mohawk.

- We sent letters to area residents asking for their comments for this proposed rezoning. We did not receive any comments back from residents, but did get comments back from Marc.
- There will be two rows of non-deciduous or evergreen trees planted to aid in noise reduction.
- The property will have fencing with opaque screening. Loading docks will be screened.
- The operation will be based on a 24-hour day with approximately 90 trucks per day within the 24 hours period. Trucks will use existing entrance from Thomasville side.
- 20 million dollars of capital investment.
- Board member Hayworth asked if the woods surrounding the property are evergreen or hardwoods?
- Planning Director Allred replied hardwoods.
- Board member Dennis discussed her only issue was if trucks will be delivering all night. She felt that evergreen trees would need to be put in due to hardwoods losing their leaves in the winter.
- Mr. Russell was not sure if the existing homes would be torn down or if they would be used for offices. It was his opinion that if the existing homes were not used for offices they would be removed.
- Mr. Russell discussed the turning lanes and said there will be no intended turning lanes on Trinity side.
- Planning Director Allred asked if the Trinity entrance would be closed and fenced. The question was directed to the truck traffic and if plans included using the Trinity Entrance.
- Mr. Russell replied, not sure on fencing/closing, however, truck traffic will not be using this entrance on the Trinity side.

Speaking Against the Request:

Jim Tate., 7257 Lansdowne Pl., I'm not in favor or against, still undecided.

- Mr. Tate asked if buffer area will be trees only?
- Robert Russell replied to the question, trees and fence.
- Any consideration of berm for sound reasons?
- Robert Russell: Originally, we were considering berms, but they do not have enough dirt to do a property berm.

- If you would consider a berm, that would help.
- Any specific plan for existing house/barn?
- Robert Russell: To my knowledge I'm not sure what the plans are for house/barn.
- If this is an open zoning could they put anything they wish including truck parking.
- Attorney Wilhoit replied that if its allowed in that zoning, yes.
- Planning Director Allred agreed that truck parking would be allowed.
- Are there any plans to contact City of Thomasville to find out what type of improvements they are going to do on NC-62?
- Planning Director Allred replied he had not spoken with anyone with the City of Thomasville but that he would make contact to ask about proposed improvements.
- Any concerns in changing of property values?
- Planning Director Allred discussed the manufactured properties that are closer to residential property and they have not had any negative impact on adjoining property values.
- Will there be a voluntary annexation request by Thomasville?
- Planning Director Allred replied that he had spoken to the county appraisal department and the portion of the building improvement located in the City of Trinity will be valued based on percentage factor.
- I appreciate the concern, when the City of Trinity first came about, I was hoping to keep it residential and a quality area. Keep this in mind when making decisions.

Lora Soles, 7404 Lansdowne Pl:

- One of the buying factors when I purchased my property was plenty of space between us and Mohawk and I would like to keep it that way.
- Mr. Allred and Ms. Soles discussed how far the buffering would continue regarding the location of the proposed expansion in relationship to the residential property located in this area
- Member Dennis asked if a minimum height for the trees to be planted had been determined and if a fence would be located on the site as well. She felt the putting in the evergreens will help address the noise concerns.
- Planning Director Allred confirmed that a fence would be located on the site. Mr. Russell answered the question concerning the tree height and said the height would be 3 feet at planting.

Board Discussion and Motion

Prior to recommendation Board members discussed the following issues:

Would evergreens, increased buffer size from 20 ft. to 30 ft., addition of a berm, and increasing the setbacks would sufficiently address the noise and screening for residential property owners.

After discussion concerning the boards desire for additional conditions as shown above and the ability not to have conditions added with a straight rezoning as presented, Board *member Dennis motioned to not recommend. The motion was seconded by Board member Hayworth and approved unanimously with a vote of 4 ayes and 0 nays.*

After the motion, Mr. Russell advised members that he did not have the power to add conditions but would discuss the concerns relayed by members tonight with Mr. Allred to compile a list to provide to Mohawk for further consideration.

IV. New Business

None

V. Business from Staff

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

None

VIII. Adjournment

With no other business to discuss, *Board Member McNabb motioned to adjourn the July 24, 2017 Planning and Zoning Meeting at 7:04 pm. The motion was seconded by Board member Rush. The motion and second were approved unanimously with a vote of 4 ayes and 0 nays.*