



**City Council
Pre-Agenda/Regular Meeting Minutes
Monday
February 12, 2018 @ 6:00 pm
Trinity City Hall Annex**

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

Members Absent: Gene Byerly and Jack Carico

Others Present: City Attorney, Lucas Horner; Planning Director, Marc Allred; Finance Officer, Lisa Beam; City Clerk, Annette deRuyter; Interim Public Works Supervisor, Jonathan Cranford; Randolph County Deputy, Ryan McClelland; Public Works, Scotty Cooper; and other interested parties.

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

Mayor Hill called the Meeting to order at 6:00 pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

Boy Scout Troop 31 led the Pledge of Allegiance and Council member Payne gave the Invocation.

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

Mayor Hill called for changes or amendments to the agenda.

A motion was made by Council member Johnson to approve the Agenda as written. The motion was seconded by Council member Lawing and approved unanimously with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.

Regular Meeting Begins Here:

I. Public Comment Period

None

II. 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 11, 2017 City Council Meeting Minutes.

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

A motion was made by Council member Lawing to approve the minutes as presented. The motion was seconded by Council member Johnson and approved with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.

III. Annual Reports

Mayor Hill opened this Item and called on Mr. Kevin Franklin for discussion.

2. Randolph County EDC

Mr. Walter Sprouse thanked Council for allowing him to come and present the Annual Report for the Randolph County Economic Development Corporation (EDC). Mr. Sprouse also introduced Elbert Lassiter, Chairman for the Randolph County EDC.

Mr. Sprouse 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 2017.

Mr. Sprouse reviewed the Handout concerning the 2017 Existing Business and Industry Report (see attachment 1) for Trinity that highlighted employment information, sales and business activity and challenges and opportunities for the business community.

At this time Mr. Kevin Franklin discussed the Turnpike Industrial Park Project that occurred in Trinity that is now complete. He discussed the growth in employment with the completion of this project.

Mr. Franklin announced that the Mayor will be coming on board this year with the EDC.

Council member Lawing expressed that he would like to hear more frequently on the happenings of the EDC.

In conclusion, Mr. Franklin expressed his appreciation to Council and Trinity for the opportunity to work with the community and their support.

IV. Public Hearings

3. Archdale Trinity Chamber Annual Report and Funding Request

Mayor Hill opened this Item and called on President of Chamber, Ms. Beverly Nelson for presentation.

Ms. Nelson thanked Council for allowing her to make a presentation. She discussed her purpose for being here tonight:

- Thank you for your support in 2017
- Present to the Council what the Chamber has accomplished in 2017 and present the goals for 2018
- Also to ask for support in the coming year.

(See attachment 2)

Mayor Hill thanked her for her presentation and advised funding will be considered during the city's annual budget review.

4. Conditional Rezoning of PIN # 7707274782 from RA (Residential Ag) to RM-CZ (Residential Mixed-Conditional Zoning)

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

Mr. Allred discussed the property is 6.8 acres and is currently zoned RA (Residential Agriculture).

The applicant would like to build mini storage buildings and use 2 of the 6.8 acres. However this would put him over 24% impervious surfaces if he were to pave the entire 2 acres. Because of this, the applicant has asked conditions be added (to be allowed to use a gravel lot, 30 feet pavement from entrance with (Old Turnpike Rd).

The applicant is proposing a rezoning from RA to RM-CZ (Residential Mixed with Conditions).

The property was zoned RA by Randolph County. The surrounding Land Use

- North- Wooded
- South- Vacant
- East- Industrial
- West- Residential

The purpose of this district is to provide a place for residential uses of all types (single family residences; multi- family dwellings; manufactured home parks and manufactured home subdivisions. R-10 or less density development is permitted provided that water and sewer systems are made available and approved by the appropriate authorities.

The plan would create an impervious surface of 56,400 square feet or 1.28 acres. This would have the impervious percentage of 18.893%. There would be no need for a stormwater device.

The parcel has water and sewer.

Planning and Zoning recommends this project with conditions.

Staff recommends rezoning and Special Use Permit with a 30 feet of asphalt paving from Old Turnpike Road and the rest of the lot being gravel.

Mayor Hill opened the Public Hearing at 6:43 p.m.

Mayor Hill called on anyone speaking for please come forward.

Janice Spainhour- 118 Turnpike Road, Price Reality- Ms. Spainhour stressed the need for storage buildings due to the future growth and new homeowners will need storage. This will also increase revenue in our community.

Speaking against- None

Mayor Hill closed the Public Hearing at 6:49 p.m.

After Council discussion, *a motion was made by Council member Payne to rezone Pin # 7707274782 to Residential Mixed with conditions that was presented by the Planning Director. This rezoning is compliant with our Land Development Plan and will provide a need for our community as more residential development occurs. The motion was seconded Council member Lawing and approved unanimously with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.*

5. Special Use Permit PIN # 7707274782 to allow mini storage buildings.

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

Mr. Allred discussed what was needed by the Council if the property is rezoned to RM-CZ. Council would need to pass a Special Use Permit to allow for mini-storage buildings.

Plans shall be submitted which show layout and placement of buildings, ingress and egress, plans for minimizing stormwater runoff from the site, signage and landscaping.

- Maximum height 20 ft. not exceeding one story
- No outside storage will be permitted
- No storage of hazardous, toxic or explosive substance will be allowed
- No business activity other than the rental of storage units shall be conducted on the premises
- Outside lighting shall be arranged so that no light or glare is directed into a residence
- An opaque screen at least eight feet high shall be provided along each adjoining a residentially zoned district, and six feet high along any public right-of-way.

Mr. Allred discussed the Findings of Fact that must be considered for the Special Use Permit.

- a) That the use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare.
- b) That the use or development complies with all required regulations and standards of this Ordinance and with all other applicable regulations.
- c) That the use or development is located, designed and proposed to be operated so as not to substantially injure the value adjoining or abutting property, or that the use or development is a public necessity; and
- d) That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the Land Use and Development of city of Trinity and its environs.

Mayor Hill opened the Public Hearing at 6:55 p.m.

Hearing no one speaking for or against the Special Use Mayor Hill closed the Public Hearing at 6:55p.m.

After discussion between Council members, *a motion was made by Council member Johnson to approve a Special Use Permit for PIN # 7707274782 to allow mini storage buildings. We find that this application meets all Findings of Fact and would provide a need for the City. The motion was seconded by Council member Lawing and approved with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.*

V. New Business

6. Adopt Retreat Agenda

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

City Clerk, de Ruyter discussed with Council that a revised Retreat Agenda was placed in the Retreat Books at their seat tonight.

A motion was made by Council member Johnson to approve the Revised Agenda as presented. The motion was seconded by Council member Lawing and approved with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.

7. Update Sewer System Collection Maps

Mayor Hill opened this Item and called on Randy McNeill from Davis Martin Powell for explanation.

Mr. McNeill discussed with Council that it has been 5 years since we last updated the City's Sewer Collection System Map. We (DMP) are pleased to offer the Proposal for engineering services associated with updates to the City of Trinity's sewer collection system mapping. This will be a one lump sum of \$6800.00.

Council discussed with Mr. McNeill they felt this should be done once the projects are completed and included in the project costs.

After discussion, *a motion was made by Council member Payne to table until the next meeting. The motion was seconded by Council member Johnson and approved unanimously with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.*

8. Consider contribution to Run 5 Feed 5 (K) event sponsored by the Community Outreach of Archdale-Trinity (COAT)

Mayor Hill opened this Item for Council discussion.

Mayor Hill discussed with Council this will be the fifth Annual event and will take place at Trinity High School on April 21, 2018. This event is used to raise money for the Backpack Pals Program to offer hunger relief to children in our community. The program currently feeds over 500 children every weekend.

A motion was made by Council member Payne to give \$1000.00 to the Run 5 Feed 5 Program, the same as last year. The motion was seconded by Council member Johnson and approved with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.

VI. Code Enforcement Report and Permits Report

Planning Director Allred reviewed the Code Enforcement Report and Permit Report with Council.

There was 6 cases open and 1 closed case.

The city has issued 7 permits for the month of January.

VII. Business from City Manager and Staff

City Clerk informed those present that we will have an Infrastructure Meeting on February 19, 2018.

VIII. Business from Mayor and Council

Council member Johnson discussed “City Haul” dates. The City Haul will be held on **May 3-5** at city hall.

IX. Adjournment

With no other business to discuss, *a motion was made by Council member Payne to adjourn the February 12, 2018 meeting at 7:22 pm. The motion was seconded by Council member Johnson and approved with a vote of 3 ayes and 0 nays with Council members Byerly and Carico absent.*