



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
February 26, 2019 - 6:00 p.m.**

Regular Meeting Minutes

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

Members Absent: Hunter Hayworth

Council Member: Jack Carico

Others Present: Attorney, Bob Wilhoit Planning and Zoning Director, Marc Allred; City Manager, Debbie Hinson; City Clerk, Annette de Ruyter and other interested parties.

Call to Order, Pledge of Allegiance, and Invocation

Chairman McNabb called the meeting to order at 6:00 pm and welcomed visitors, led the Pledge of Allegiance, and gave the Invocation.

Approve and/or Amend Agenda

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

I. Approval of Minutes from November 27, 2018

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Dennis to approve the November 27, 2018 minutes as presented, seconded by Board member Rush and approved unanimously with a vote of 4 ayes and 0 nays with Board member Hayworth absent.*

II. Public Hearing

Rezoning of PIN # 7707231834 from RA (Residential Agriculture to HC (Highway Commercial) off of Hopewell Church Rd.

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

Stormwater/ Planning Director Marc Allred discussed how the owner proposed to advertise this property towards commercial businesses. The owner feels the current zoning on this property is limiting businesses he can approach.

The property is vacant and currently zoned RA by Randolph County.

Neighboring properties:

- North- Single family residential
- South- Church
- East- Single family residential
- West- Vacant
- This rezoning request is compliant with the Land Use Plan and would fit with the Hopewell Church Interchange Regional Center.
- Davidson water is available, sewer is not
- Total size of property is 3.63 acres.
- There are no plans for improvement for this section of Hopewell Church Road.

Chair McNabb opened the Public Hearing at 6:09 pm.

Speaking For:

Richard Cross-5115 Village Lane Archdale, NC- Mr. Cross felt the proposed rezoning of this property would add to the pool of potential buyers who are looking for commercial property and would be advantageous for the city as well in attracting new commercial businesses.

There was discussion between Mr. Cross and Planning Director Allred concerning the current zoning for the church property. Mr. Allred replied the property is currently zoned O & I (Office and Institutional). The rezoning of this property would solely depend on what type of commercial business would like to locate on the property.

Speaking against: None

Chair McNabb closed the Public Hearing at 6:12 pm.

A motion was made by Board member Aikens to approve the rezoning as presented. The motion was seconded by Board member Dennis and approved unanimously with a vote of 4 ayes and 0 nays with Board member Hayworth absent.

Item 3: Rezoning of PIN # 7708118367 from M-2 (Light Industrial) to O&I (Office & Institutional)

Chair McNabb asked for a motion to recuse Board member Aikens from Item 3 Rezoning request. Mr. Aikens owns property around this rezoning and it could benefit his property.

A motion was made by Board member Rush to recuse Board member Aikens. The motion was seconded by Board member Dennis and approved with a vote of 3 ayes and 0 nays with Board member Aikens recused and Board member Hayworth absent.

After the recusal motion, Chair McNabb opened this Item and called on Planning Director Allred for presentation of the proposed Trinity Middle School.

Stormwater/ Planning Director Marc Allred stated the property is currently M-2 (Light Industrial). The proposed rezoning would be O & I (Office and Institutional)

- Properties owned by government, churches, and other civic organizations are categorized as Institutional. This type of property is designated as a not for profit entity and does not pay property taxes.
- This property was purchased by the Randolph County Board of Education in 1990. The property was zoned M-2 (Light Industrial) when it was annexed by the City of Trinity.
- The neighboring properties:
 - North- Single Family Residential
 - South- Industrial
 - East- Government
 - West- Agriculture
- The Land Use Development Plan: Mixed District. Office and Institutional are consistent with the plan.
- Construction would begin in August 2021.
- Total parcel size is 69.58 acres.
- There would be buffer requirements along the west and northern portions of the property. However, natural vegetation can be left in place as a substitute for a buffer.
- Water pressure is an issue that needs to be worked out through Davidson Water, Inc.
- Total impervious is approximately 12%. There will be 2 stormwater control measures but they will not be a part of Trinity's stormwater maintenance plan.
- Sewer is available along the Uwharrie River in the southwestern portion of the property. The city is asking sewer easement along the southern entrance of Daniels Circle.

- Surrett Drive is a NCDOT road. A Traffic Analysis Study has been done that recommends improvement along Surrett Drive to enter and exit the school entrances and for improvements at NC Highway 62 and Surrett intersection.
- Approximately 100 employees.
- 34 classrooms.
- 137 parking spaces.

The staff feels the opening of Trinity Middle School would benefit the City of Trinity. It will increase traffic along Surrett Drive making it more viable for commercial business along the corridor.

Chair McNabb opened the Public Hearing at 6:26 pm.

Speaking for:

Drew Wiles, 4600 Lake Boomer Trail, Raleigh, NC - The school would have an estimated 650-675 students. The school will be 2 story and have athletic fields with no lighting.

Jerry Daniels, 4700 Meadowbrook Road- Mr. Daniels is in support of the school. However, his concern is Daniels Circle. He discussed the water line currently located in the center of the existing road as well as the upkeep needed for the maintenance of this road. Randolph County has never assisted with maintenance of this road. Maintenance for Daniels Circle has always been maintained privately by Mr. Daniels.

There was a brief conversation between Attorney Wilhoit and Mr. Daniels pertaining to the ownership of Daniel Circle and if the road in question was recorded with the Register of Deeds as his property.

Don Tuggle, 5891 Howard Circle- Mr. Tuggle expressed his concerns about a pond being on the property and his swimming pool and would like a barrier between school and the homes on the north side.

Greg Tuggle, 5937 Howard Circle- Mr. Greg Tuggle expressed his concerns relating to the traffic. This will be a traffic nightmare with Business 85 and Interstate 85 where wrecks happen often. It will also be erratic with congestion issues on Surrett and Mendenhall Road. He expressed concerns regarding the high school students driving to Trinity High School. He questioned the close proximity of the existing schools to the proposed new school site. It was his opinion that there should be a greater proximity between the location of the Trinity High School, and the proposed Trinity Middle School.

Hearing no one else to speak for or against, Chair McNabb closed the Public Hearing at 6:43 pm.

Chair McNabb called for Board discussion, *a motion was made by Board member Rush to approve the rezoning as presented. The motion was seconded by Board member Dennis and approved with a vote of 3 ayes and 0 nays with Board member Hayworth absent and Board member Aikens recused.*

Immediately following the vote for Item 3, a motion was made by Board member Dennis to allow Board member Aikens to return to the meeting. The motion was seconded by Board member Rush and approved with a vote of 3 ayes and 0 nays with Board member Hayworth absent.

III. Business from Staff

Item #4. Code Enforcement Report & Permits Report

Code Enforcement Officer Marc Allred discussed with the Board the business located on NC Highway 62 known as Blue 62. This is an electronic gaming arcade that has opened with no warning. There have been no permits issued by the City of Trinity or Randolph County for this business.

A letter has been sent to the owner advising him to close the business by the end of February or fines will be assessed. Mr. Allred advised Board members he is working with Attorney Wilhoit to get the business closed. However, legal matters take time.

Mr. Allred reported 42 new home permits have been issued.

Also a new indoor/ outdoor storage building has opened on Trinity Road. They will also allow boats and RV's to be stored as well.

The weather has stalled all construction within the City of Trinity.

Board member Dennis expressed concern on boxes being on front porches. Mr. Allred replied he is currently working on that.

IV. Comments from Staff

Manager Hinson shared upcoming events:

Paper Shred- March 30, 2019 at New City Hall from 10:00am – 1pm.

City Haul – April 11, 12 and 13 at City Annex Building

Jacob Carroll pick up – March 8, 2019 at 8:30 am

City Council Meeting- March 12, 2019 at 6:00 pm.

V. Comments from Board

None

VI. Planning & Zoning Board Adjournment

With no other business to discuss, *a motion was made by Board member Dennis to adjourn the February 26, 2019 meeting at 6:57 pm. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays.*