



**City of Trinity, North Carolina  
Planning & Zoning Board Minutes  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
January 22, 2018 - 6:00 p.m.**

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

**Members Absent:** Jennifer Dennis **Board Liaison:** Gene Byerly.

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

- **Call to Order**

Chair McNabb called the meeting to order at 6:06 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 6:07 pm and welcomed all visitors.

**d) 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 Aikens seconded the motion. The motion was approved unanimously with a vote of 4 ayes and 0 nays with Board member Dennis absent.*

## **I. Approval of Minutes from November 20, 2017**

- a. Item 1.** Approve the November 20, 2017 Regular Minutes

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

## **II. Public Hearing**

- a. Item 2. Conditional Rezoning of PIN # 7707274782 from RA (Residential Ag) to RM-CZ (Residential Mixed-Conditional Zoning).**

Chairman McNabb opened this item and called on Planning Director Allred for briefing and discussion of this item.

Board member Aikens asked the Board to be recused from this Public Hearing at 6:10 pm. It was the consensus of the Board to recuse member Aikens regarding this item.

### **Planning Director Allred review included the following:**

This property was zoned RA (Residential Agriculture) by Randolph County before the City was incorporated. The surrounding Land Use for this property is:

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

Mr. Allred discussed the rezoning would allow the property owners to build 180 mini storage units on property.

The Land Use for this parcel is Regional Center. RM (Residential Mixed) is allowed in this Land Use district.

The total acreage is 6.5 acres. Uwharrie River is at the northern portion of the property. Mr. Allred discussed 4.5 acres of the 6.5 acres is in the Uwharrie River Flood Zone. 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.

This parcel does have water and sewer available. Old Turnpike Road is a NCDOT road and there are no scheduled improvements. The owner would like to have a gravel driveway.

Chair McNabb opened the Public Hearing at 6:18 pm.

Chair McNabb called for anyone speaking against, hearing none he called for anyone speaking for the request to come forward.

**Andy Aikens- 6752 Fairview Church Road,** Mr. Aikens discussed the reason for this rezoning request. We want to build 180 mini storage units. He stressed with the development of 100 plus new homes coming and the development not allowing storage buildings on property these would be convenient to the homeowners.

**Michael Thomas 4950 Old Turnpike Road,** Mr. Thomas said he is not opposed to the storage units. He is concerned about safety for children. He asked if the property would be fenced all around.

At this time the Public Hearing was closed at 6:22 pm.

Chair McNabb discussed the property would be fenced and have security cameras as well as keyless entry for the gate.

After discussion, Chair McNabb called for a motion, *a motion was made by Board member Hayworth to recommend rezoning to RM-CZ (Residential Mixed with conditions). This rezoning is compatible with the Land Development Plan and the mini-storage buildings would help with the area as more homes with small lots are built. The motion was seconded by Board member Rush and approved with a vote of 3 ayes and 0 nays with Board member Dennis absent.*

**b. Item 3. Conditional Rezoning of English Farm Portion of Trinity (PIN# 7718059198) from R-40 to RM-CZ (Residential Mixed-Conditional Zoning).**

Chairman McNabb opened this item and called on Planning Director Allred for briefing and discussion of this item.

**Planning Director Allred review included the following:**

The parcel is 13.5 acres and was zoned R-40 when the City of Trinity became incorporated.

The surrounding Land Use is North- Archdale part of English Farm (currently wooded)  
South- Single-Family Residential Homes  
East- Archdale part of English Farm (currently wooded)  
West- Industrial

The Land Use for this parcel is Center City. Residential Mixed is allowed in the Land Use district.

The existing Zoning is R-40 (Residential Agriculture).

The R-40 district is established for low density residential with some limited public, semi-public, and recreational uses permitted when they are compatible to low density residential developments.

The Proposed Zoning RM-CZ (Residential Mixed with Conditions).

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

Developers are asking for a condition to allow for the entire 13.5 acres to be used for townhomes. Our Zoning Ordinance requires that multi-family only be 25% of the Residential Mixed development.

This parcel has water and sewer. Water is on Trinity Road and sewer is on Braxton Craven Road and could be served by gravity.

Chair McNabb opened the Public Hearing at 6:33 pm.

Speaking for the rezoning:

**Jamie Church – 13 Magnolia Lane, Thomasville** Mr. Church discussed this request with the Board stating this request is strictly a rezoning request at this time. If it does not get rezoned the project would be dead. If it is rezoned then he will go to the next step. This is preliminary plans and we will present more details at a later date if the rezoning occurs.

**Travis Parrish – 4226 Huff Road, Archdale-** I have been dealing with the engineer on this proposed development.

**Angela Brown – 222 Oak Forest Lane-** Ms. Brown discussed that a proposed 66 condos would be built on this parcel. She stressed her feelings this development would be great for community tax base which is needed in the area.

Chair McNabb called for anyone speaking against, hearing none he closed the Public Hearing at 6:44 pm.

After discussion, *a motion was made by Board member Hayworth to recommend rezoning to RM-CZ (Residential Mixed- Conditions). This rezoning is compatible with the Land Development Plan and the townhouses community will help with the growth of the community, the motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays with Board member Dennis absent.*

### **III. Business from Staff**

#### **a. Item #4. Code Enforcement Report & Permits Report**

Planning Director Allred reviewed the Code Enforcement and Permits Report.

Mr. Allred advised members that 2 permits were issued in the month of December.

### **IV. Comments from Staff**

Annette de Ruyter, City Clerk advised the Board that the City Council Retreat would be on February 23, 2018 at 8:30 am.

Kyle Cox, Sheriff Deputy advised he would be in military training from February 1-15, 2018. He will have his phone if we need him and another Deputy will be patrolling the area.

### **V. Comments from Board**

None

### **VI. Planning & Zoning Board Adjournment**

Chair McNabb called for motion to adjourn the January 22, 2018 meeting. *A motion was made by Board member Rush to adjourn the meeting at 7:05 pm. The motion was seconded by Board member Aikens and approved with a vote of 4 ayes and 0 nays with Board member Dennis absent.*