



**City of Trinity, North Carolina
Planning & Zoning Board Minutes
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
May 28, 2019 - 6:00 p.m.**

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

Member Absent: Keith Aikens

Others Present: Planning and Zoning Director, Marc Allred; City Manager, Debbie Hinson; City Attorney, Lucas Horner; City Clerk, Annette de Ruyter, Deputy, Kyle Cox; and other interested parties.

- **Call to Order**

Chair McNabb called the meeting to order at 6:02 pm and welcomed visitors, led the Pledge of Allegiance, and gave the Invocation.

- a) **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 Hayworth and approved with a vote of 4 ayes and 0 nays with Board member Aikens absent.*

- I. **Approval of Minutes from March 26, 2019**

- a. **Item 1.** Approve the March 26, 2019 Planning and Zoning Minutes

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Rush to approve the March 26, 2019 minutes as presented, seconded by Board member Dennis and approved with a vote of 4 ayes and 0 nays with Board member Aikens absent.*

II. Public Hearing

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

1. **Item 2: Rezoning of PIN # 6797800745 from R-40 to R-20.**

Stormwater/ Planning and Zoning Director Allred discussed the request by the owner. The owner has requested to divide the lot PIN # 6797800745 currently zoned R-40 into two (2) R-20 lots. This area has been zoned R-40 since it was incorporated by the City of Trinity.

The Land Use: Mixed

Surrounding Land Use is:

- North- Single –Family Residential
- South- Agriculture
- East- Church
- West- Single-Family Residential

The Land Use for this parcel is in the Mixed District and R-20 is allowed in the district.

- The lot size is 1.29 acre.
- Water and Sewer are available
- There are no improvements planned for this portion of Welborn Street.

Chair McNabb opened the Public Hearing at 6:07 pm.

Speaking For:

Michael Somero/Ace Avant- 3527 Thayer Road, I would like to divide this parcel to allow two homes to be built on this parcel. Each parcel will have an 80' frontage.

Speaking against: None

Chair McNabb closed the Public Hearing at 6:10 pm.

After Board discussion, *a motion was made by Board member Dennis to recommend the rezoning. This rezoning is compliant with the Land Use Plan and the size of the property would fit in with the neighborhood. The motion was seconded by Board member Hayworth and approved with a vote of 4 ayes and 0 nays with Board member Aikens absent.*

2. **Item 3: Condemnation of homes for addresses 5528 & 5530 Siler St**

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

Stormwater/ Planning and Zoning Director Allred discussed a complaint received regarding these two homes and the devaluation of adjoining property values as well as not fitting in with the community. Randolph County Inspections Department does not have any building value on this property.

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

Speaking for: None

Speaking against: **Frances Thompson**- I am the owner of these properties, however I live away and I was not aware that they needed this much repair. Something needs to be done but I am asking for more time to be able to evaluate the conditions of the homes and what needs to be done to bring them to livable standards.

Planning and Zoning Director Allred informed those present that the next City Council Meeting would be June 11, 2019 @ 6:00 pm.

Chair McNabb closed the Public Hearing at 6:17p.m.

After Board discussion, *a motion was made by Board member Hayworth to recommend condemnation of the properties. The motion was seconded by Board member Dennis and approved with a vote of 4 ayes and 0 nays with Board member Aikens absent.*

3. Item 4: Text Amendment to remove front setbacks from Townhomes

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

Mr. Allred discussed with the Board that townhome developments are normally built closer to the road than the front setbacks allow. Due to the current front setbacks, townhome developments request to have private roads so they do not have to meet the front setbacks.

The City of Trinity does not inspect private roads. Homeowners Association do not keep money needed for upkeep of the road so therefore they will contact the City for help eventually.

The best option for the City of Trinity if they plan to have townhomes, is to have public sewer underneath public streets. If no changes are made to continue to have public sewer underneath private streets.

Chair McNabb opened the Public Hearing at 6:36 pm.

With no one speaking for or against, Chair McNabb closed the Public Hearing at 6:36 pm.

A motion was made by Board member Hayworth to recommend Text Amendment to amend front setbacks for Townhome development from 30 feet to 15 feet. This is compatible with our Land Development Plan and would make townhomes development more in-sync with other developments in Trinity. The motion was seconded by Board Chair McNabb and approved with a vote of 4 ayes and 0 nays with Board member Aikens absent.

III. Business from Staff

Item 5. Code Enforcement Report & Permits Report

Code Enforcement Officer, Marc Allred advised the Board there are 12 active cases and 6 closed cases.

In reference to the Blue 62 we are working on it with the attorneys.

IV. Comments from Staff

City Clerk, Annette de Ruyter advised the Board the next City Council meeting will be June 11, 2019.

V. Comments from Board

None

VI. Planning & Zoning Board Adjournment

With no other business to discuss, *a motion was made by Board member Hayworth to adjourn the May 28, 2019 meeting at 6:45 pm. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays with Board member Aikens absent.*