



**City of Trinity, North Carolina
Planning & Zoning Board Minutes
November 20, 2017 - 6:00 p.m.**

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

Members Absent: Board Liaison: Gene Byerly.

Others Present: Planning and Zoning Director, Marc Allred; City Manager Debbie Hinson; City Clerk, Annette DeRuyter; Attorney Bob Wilhoit; 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 Aikens motioned to amend the agenda to remove Item #2, Rezoning of PIN # 7707274782. Board member Rush seconded the motion. The motion was approved unanimously with a vote of 5 ayes and 0 nays.*

II. Approval of Minutes from August 28, 2017

Chair McNabb called for a motion to amend or approve the August 28, 2017 minutes. *Board member McNabb wanted to amend the minutes to state that one of the conditions for the Mohawk rezoning should read "No main access road can be within 150' from Trinity West Subdivision.". Board member Rush motioned to approve the amended minutes and it was seconded by Board member Dennis and approved unanimously with a vote of 5 ayes and 0 nays.*

III. Public Hearing

Item 3. Text Amendment for temporary fencing in City of Trinity.

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

Planning Director Allred's review included the following:

A complaint has originated due to a dispute between neighbors. One of the neighbors has complained that his neighbor has left an orange silt erosion fence in place for many months.

The City of Trinity's Fence Ordinance does not identify a temporary fence. The Ordinance only states that a rear yard can have any type of fence up to 8'. In the front yard, the height limitation is 4' and should be considered 'decorative'.

I would like to know if the City would like to better define what a temporary fence is and how long it can be used?

Chair McNabb opened the Public Hearing at 6:15 pm

Speaking for the Request:

None.

Speaking Against the Request:

None.

Chair McNabb closed the Public Hearing at 6:16 pm and called on staff recommendation.

Staff Recommendation: *no staff recommendation.*

Board Discussion and Motion

Board member Dennis motioned to recommend adding temporary fencing to the Zoning Ordinance. The motion was seconded by Board member Hayworth and approved unanimously with a vote of 5 ayes and 0 nays.

IV. Business from Staff

Code Enforcement Report and Permits Report

Planning Director Allred reviewed the Code Enforcement and Permits Report.

V. Comments from Staff

Annette DeRuyter discussed Christmas in Trinity on December 7th and Open House on December 11th.

VI. Comments from Board

Board member Hayworth asked if it was possible to live in a cargo container in the City of Trinity.

Planner Allred replied, if property is greater than 2.5 acres and meets building code it would be allowed.

VII. Adjournment

With no other business to discuss, *Board Member Rush motioned to adjourn the November 20, 2017 Planning and Zoning Meeting at 6:27 pm. The motion was seconded by Board member Hayworth. The motion and second were approved unanimously with a vote of 5 ayes and 0 nays.*