



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

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

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

- **Call to Order**

Chair McNabb called the meeting to order at 6:00 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 Aikens made a motion to approve the agenda as presented. The motion was seconded by Board member Rush and approved with a vote of 5 ayes and 0 nays.*

I. Approval of Minutes from February 26, 2019

- a. **Item 1.** Approve the February 26, 2019 Regular Minutes

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Aikens to approve the February 26, 2019 minutes as presented, seconded by Board member Dennis and approved unanimously with a vote of 5 ayes and 0 nays.*

II. Public Hearing

1. Item 2: Rezoning of PIN # 6797846762 from R-40 to R-20.

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

Stormwater/ Planning and Zoning Director discussed the request by the owner. His request is to divide the lot PIN # 6797846762 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- Vacant
- South- Vacant
- East- Single –Family Residential
- 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 0.93 acre.
- Water and Sewer are available
- Irwin Street is a private drive. The City has Irwin Street next in line on the Powell Bill list of streets for improvements and paving.

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

Speaking For:

Gary Kersey- I am the owner of the parcel and I would like to have the lots divided into 2 lots. This rezoning would allow me to build two homes. The homes will be 1200-1400 square feet, brick, and ranch style on a concrete foundation.

Speaking Against:

Amelia Ashburn, 4544 Irwin Street- Ms. Ashburn stressed the road is in bad shape and it's a dead end which increases traffic.

Joyce Bland, 4534 Irwin Street- Ms. Bland is opposed due to the increase in traffic and the lots will be smaller.

Shaun Singleton, 4524 Irwin Street- He agrees with the others about traffic but he also is concerned about property values being effected.

Jeff Hill, 4514 Irwin Street- Mr. Hill likes the privacy, homes not so close to each other and he is concerned about the traffic and the maintenance of the road.

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

After Board discussion, *a motion was made by Board member Rush 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 Dennis and approved with a vote of 5 ayes and 0 nays.*

III. Business from Staff

a. Item #3. Code Enforcement Report & Permits Report

Code Enforcement Officer, Marc Allred advised the Board there are 10 active cases and the number will increase with the springtime and summer months.

Mr. Allred updated the Board on Blue 62. Attorney Wilhoit and I are working on this together through legal process and will be discussing this issue with Council.

We have issued 4 new home permits to date.

IV. Comments from Staff

City Clerk, Annette deRuyter shared with the Board that the City is having a paper shred event this Saturday, March 30th at the New City Hall from 10am until 1 pm.

The City “Haul” is scheduled for April 11th -13th at the Annex Building.

V. Comments from Board

None

VI. Planning & Zoning Board Adjournment

With no other business to discuss, *a motion was made by Board member Rush to adjourn the March 26, 2019 meeting at 6:34 pm. The motion was seconded by Board member Dennis and approved with a vote of 5 ayes and 0 nays.*