



**City of Trinity, North Carolina  
Planning & Zoning Board Meeting  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
July 27, 2020- 6:00 p.m.**

**Regular Meeting Minutes**

**Board members:** Jennifer Dennis, Ambrose Rush, and Hunter Hayworth.

**Board member absent:** Keith Aikens

**Board Liaison:** Tommy Johnson and Jack Carico.

**Others Present:** Planning and Zoning Director, Marc Allred; City Clerk; Annette de Ruyter, Deputy Sgt., Kyle Cox; and other interested parties.

- **Call to Order**

Board Chair Hayworth called the meeting to order at 6:00 pm and welcomed those present to the meeting and led the Pledge of Allegiance.

Mayor McNabb gave the Invocation.

- a) **Approve and/or Amend Agenda**

Chair Hayworth called for a motion to approve or amend the Agenda.

*A motion was made by Board member Dennis to approve the Agenda as presented. The motion was seconded by Board member Rush and approved with a vote of 3 ayes and 0 nay with Board member Aikens absent.*

**I. Swearing in of New Board Member**

- a. **Patti Housand.**

Board Chair Hayworth opened this Item and called on City Clerk, Annette de Ruyter to administer the Oath of Office to Patti Housand.

After the Oath, Ms. Housand was welcomed to the Board and took her seat for the remainder of the meeting.

## **II. Approval of Minutes from May 26, 2020 Meeting**

- a. **Item 1.** Approve the May 26, 2020 Regular Minutes

Chair Hayworth called for a motion to amend or approve the minutes as presented.

*A motion was made by Board member Rush to approve the May 26, 2020 minutes as presented, seconded by Board member Dennis and approved with a vote of 3 ayes and 0 nays with Board member Aikens absent.*

## **III. Public Hearing**

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

### **Item 2. Rezoning of Eastern Portion of 6797412387 and all of 6797525853 from HC (Highway Commercial) to RM (Residential Mixed).**

Stormwater/ Planning and Zoning Director Allred reviewed the Rezoning for the Eastern Portion of Pin # 6797412387 and all of 6797525853 from HC (Highway Commercial) to RM (Residential Mixed).

Mr. Allred reported to the Board, Keystone Group, Inc., is requesting the rezoning for the purpose to build 396 apartments.

- The property was zoned RA( Residential Agriculture) when incorporated by the City of Trinity. City of Trinity rezoned it to Highway Commercial sometime between 1998-2004
- Land Use Regional Center. RM ( Residential Mixed) is allowed on this property.
- Surrounding Land Use:  
North- Single Family Residential  
South- Interstate  
East- Agriculture  
West- Commercial
- RM( Residential Mixed) is allowed in the Finch Farm Road/ I-85 Regional Center.

## **Zoning**

### **Current Zoning HC(Highway Commercial)**

- The Highway Commercial District is established to provide for a compact neighborhood shopping district, which provides convenience goods such as grocery stores and pharmacies. Some types of personal services to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance. Parking and design of entrances and exits to businesses must be established in a manner to minimize traffic congestion.

### **Current Zoning RM**

- 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, if water and sewer are made available and approved by the appropriate authorities.

## Environmental Analysis

- Total size: 27.6 Acres
- There is a stream going through the middle of the property. There will be a 30 ft. buffer around the stream where no buildings will be constructed.
- Highway 62 is the high point. Everything goes south and east following the stream.
- A buffer will be needed along Highway 62 and Mr. Apple's property.
- There will be one master stormwater pond on this property for the commercial property. There will two other stormwater devices on Tract D for the apartments. One is in the middle between parking lot and stream. The other is on the east side between apartments and Mr. Apple's property.

## Sewer/Water

- Water is located on NC-62. There are two options for the developer, one is to bore underneath I-85 and the other is to pump to Colonial Circle. The pump would serve all of Tract D and E.

## Transportation Analysis

- There is a multi-lane roundabout for NC-62 and Finch Farm Road. There will be improvements made on NC-62 for the roundabout. NCDOT is currently in process of working a Transportation Impact Analysis (TIA) for the entire property. They will not have the TIA back to the developer until mid-August. City of Trinity will require all recommendations/requirements.
- Traffic count on NC-62 is 6,400. Traffic count on Finch Farm Road is 14,000.
- The start of road widening for Finch Farm Road is scheduled for June 2021.

**Item 3. Rezoning of Western Portion of 6797412387 from RA (Residential Agriculture) to HC (Highway Commercial). Rest of PIN # 6797412387, all of 6797613814 and 6797519006 from RA to RM (Residential Mixed).**

Stormwater/ Planning and Zoning Director Allred reviewed the Rezoning Western portion of Pin # 6797412387 from RA( Residential Agriculture) to HC( Highway Commercial). Remainder of Pin# 6797412387, all of 6797613814 and 6797519006 from RA to RM (Residential Mixed).

Mr. Allred reported to the Board, Keystone Group, Inc., is requesting the rezoning for the purpose to build apartments.

Area was zoned RA (Residential Agriculture) when incorporated by City of Trinity.

## Land Use:

- North- Interstate
- South- Single Family Residential
- East- Single Family Residential
- West- Commercial

## Zoning

- Currently zoned RA (Residential Agriculture)

Description: At the time of adoption of Trinity's initial Zoning Ordinance there is considerable land in Trinity that is zoned Residential Agricultural. This is a carryover from its Randolph County zoning classification. This classification provides a place for agricultural operations and scattered non-farm residences on traditional rural lots. Only minor conventional residential subdivisions (three or fewer lots) are allowed in this district. Requests for higher intensity residential use or other uses, consistent with the Trinity Land Development Plan, are handled through the rezoning process.

- Proposed Zoning: RM

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 if water and sewer systems are made available and approved by the appropriate authorities.

- Proposed Zoning: HC

The Highway Commercial District is established to provide for a compact neighborhood shopping district which provides convenience goods such as groceries and pharmacies and some types of personal services to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance. Parking and design of entrances and exits to businesses must be established in a manner to minimize traffic congestion.

- Total size 105.9 acres. 3.9 acres is proposed Highway Commercial. 102 acres is proposed Residential Mixed.
- There is a stream going through the middle of the property. There is a 30-foot buffer around the stream where no one can build.
- Most of the 102 acres goes to the East. The HC zoned portion of property goes to the southwest.
- When the Commercial site develops, there will need to be a buffer/landscaping along Finch Farm Road.
- There will be one master stormwater pond for townhomes and Highway Commercial.
- One stormwater device for Single-Family Residential.
- Water and Sewer are available on this property.
- There is a multi-lane roundabout for Welborn Rd and Finch Farm Rd. There will be improvements made on Welborn for the roundabout. NCDOT is currently in process of working a Transportation Impact Analysis (TIA) for the entire property. They will not have the TIA back to the developer until mid-August. City of Trinity will require all recommendations/requirements in the TIA that is recommended for Welborn Rd.
- Traffic Counts Traffic Count on Welborn Rd is 2,700. Traffic Count on Finch Farm Road is 12,000.

At this time, Chair Hayworth opened the Public Hearing at 6:30 and called for those speaking for or against the request:

**Judy Stalder, 3735 Admiral Drive, High Point, NC** – Ms. Stalder addressed the Board and described the development as a resort style community. On the Northern Tract D there will be 396 units, 14 units per acre with a pool, club house, pet parks, playgrounds and yoga room.

She shared with the Board that 214 townhomes would range in the low to mid 200's with sizes ranging 1500-2500 sq. ft. They also will have a pool and clubhouse.

On the East side would-be single-family homes ranging from upper 200,000.00 to 300,000.00 (thousand).

This project will be multi year, mostly brick with vinyl trim.

**Scott Wallace, President-Owner Keystone Homes, 3708 Alliance Dr. Greensboro, NC-** Mr. Wallace reiterated what Ms. Stalder had discussed with the Board.

**Speaking against:**

**Eric Craver, Red Fox Road Hidden Valley, Trinity-** Mr. Craver stressed his concern about the traffic this new development would bring. He feels with the other developments, fire departments, mobile home park and a school already on Welborn Road along with the Developments on Finch Farm Road, businesses and the Interstate the traffic would bring more congestion during certain hours.

**Martha Ogle, Hopewell Church Road, Trinity, NC-** Ms. Ogle has lived in Trinity for 25 years, why ruin the country setting with a development. Keep it green she is 100% thumbs down on the development. She would like to have the property sold in 5-acre tracts for mini farms.

**Sylvia Gobble, 4153 Hopewell Church Road, Trinity, NC-** Ms. Gobble lives in Trinity and she moved from Thomasville to have peace and quiet. Please no development, it would increase the noise and traffic.

City Clerk, Annette de Ruyter read e-mails she received from residents who could not attend the Public Hearing at this time as well as an earlier e-mail from Martha Ogle. (See attachments)

Chair Hayworth closed the Public Hearing at 7:00 pm.

After Board discussion, *a motion was made by Board member Dennis to not recommend rezoning this development based on lack of information from DOT. The motion was seconded by Board member Housand with a vote of 3 ayes and 1 nay. Board member Aikens was absent.*

**IV. Business from Staff**

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

Chair Hayworth opened this Item and called on Planning and Zoning Director, Allred for discussion.

Mr. Allred shared with the Board that tall grass and trash is the main complaint this time of year.

Mr. Allred advised the Board there were 6 new home permits issued this month bringing a total of 31 for the year.

**V. Comments from Staff**

None

**VI. Comments from Board**

None

**VII. Planning & Zoning Board Adjournment**

With no other business to discuss, *a motion was made by Board member Rush to adjourn the July 27, 2020 meeting at 7:25 pm. The motion was seconded by Board member Dennis and approved with a vote of 4 ayes and 0 nays with Board member Aikens absent.*