



**City of Trinity, North Carolina  
Planning & Zoning Board Meeting  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
November 27, 2018 - 6:00 p.m.**

**Regular Meeting Minutes**

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

**Members Absent:** Keith Aikens and Hunter Hayworth

**Board Liaison:** Gene Byerly absent

**Others Present:** Planning and Zoning Director, City Manager, Debbie Hinson; 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

**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 6:00 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 made a motion to approve the agenda as presented. The motion was seconded by Board member Dennis and approved with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*

## **I. Approval of Minutes from June 26, 2018**

### **a. Item 1. Approve the June 26, 2018 Regular Minutes**

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Dennis to approve the June 26, 2018 minutes as presented, seconded by Board member Rush and approved unanimously with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*

## **II. Public Hearing**

### **a. Item 2. Cottages at Piper Village Subdivision (John Rosenbaum Subdivision).**

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

Stormwater/Planning Director, Marc Allred discussed the proposal proposed by developer John Rosenbaum to build 55 homes located at 5866 Mendenhall Road Extension.

Mr. Allred discussed the following:

- 1 access spot for 55 homes
- Average street frontage would be 94'
- Average square footage will be 18,133 sq.ft.
- Road length 238' exist 2,423 is being proposed
- Road width 22' with mountable curb and gutter
- Right of Way will be 50'
- Will need community mailbox
- Temporary turn around for Phase 1
- Streetlighting will be needed with a minimum of 3 streetlights however 6 will be installed
- 1 manhole instead of 5 individual bores underneath Mendenhall Road Extension

Department of Transportation

- Ask for internal driveways or shared driveways
- Separate into two subdivisions (Phase 1)
- Resolution of NCDOT to abandon Siler Street with approximately 2,661 feet and turnover maintenance to the City.
- 2 months' timeframe
- 40' radius turn onto Mendenhall Road Ext.

Davidson Water Inc.

- 10' utility easement on both sides for cleanout and meter box placement.
- May want to consider putting taps in ahead of time at approximately \$850.00 per tap.

Mr. Rosenbaum would like to start the first 4 homes in December. He will separate the lots connected to Mendenhall Road Extension from the rest of the subdivision.

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

Speaking for:

**John Williams 1144 Old Town Parkway, Asheboro, NC-** Mr. Williams advised the Board that he had no issues with the development.

**Angela Brown- 222 Oak Forest Lane, Trinity, NC-** Ms. Brown informed the Board the homes will be approximately 1400 to 1700 sq. ft. The cost will be between \$189,900 to \$200,000 thousand dollars. There will be no HOA but development will have restrictive covenants.

With no one speaking against, Chair McNabb closed the Public Hearing at 6:15 pm.

*A motion was made by Board member Dennis to recommend the subdivision as presented. The motion was seconded by Board member Rush and approved with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*

**b. Item 3. Rezoning of PIN # 7708068617 from RA to M-2 (Light Industrial).**

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

Stormwater/ Planning Director, Marc Allred stated the property is currently RA (Residential Agriculture). The owner is proposing to have the property rezoned to M-2 (Light Industrial). He would like to build a 40 x 60 building that would allow him to work and restore vintage vehicles.

The Land Use:

- North vacant
- South- duplex
- East- Industrial
- West- Single Family Residential Home

The Land Use for this parcel is in the Employment Center District. Light Industrial is consistent with this plan.

The parcel is approximately .47-acre, Sewer is not available however Davidson water is available.

This use will have minimal impact as long as the owner keeps the vehicles in the building. The staff recommends the rezoning.

Chair McNabb opened the Public Hearing at 6:21 pm.

Speaking for:

**Michael Kennedy 6728 Colonial Club Drive-** Mr. Kennedy advised this would be used to restore vintage cars. He restores approximately 1 per year. He will not have vehicles outside the building, no traffic from public, and there will be very little activity.

With no one speaking against the rezoning Chair McNabb closed the Public Hearing at 6:24 pm.

*A motion was made by Board member Rush to recommend the rezoning as presented. This rezoning is compliant with the Land Use Plan and would fit in with the type of structures found in the Employment Center District. The owner will be planting trees on the residential side of the building. The motion was seconded by Board member Dennis and approved with a vote of 3 ayes and 0 nays with Board member Aikens and Hayworth absent.*

**c. Item 4. Rezoning of 5978 NC Hwy 62 from HC (Highway Commercial) to O&I (Office & Institutional).**

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

Stormwater/ Planning Director Marc Allred advised members the property was zoned HC when it was purchased by Community One Bank.

The Land Use is:

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

This parcel is in the Regional Center and Office Institutional is consistent with this plan.

Institutional is civic properties that are owned by churches, government and civic organizations and do not pay property taxes.

Chair McNabb opened the Public Hearing at 6:30 pm.

With no one speaking for or against the Public Hearing, Chair McNabb closed the Public Hearing at 6:31pm.

*A motion was made by Board member Rush to recommend the rezoning as presented. This rezoning is compliant with the Land Use Plan and would fit in with the type of properties surrounding the parcel.*

**d. Item 5. Text Amendment to Public Nuisance Ordinance for clean-ups in-side of roof covered structures.**

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

Planning Director Allred discussed how the courts have been very clear on using definitive words on what can be cleaned up and where. The courts do not like ambiguity or vagueness in the Ordinance.

The only change in the Ordinance would be adding:

Properties where the open porch, carport, stoop, deck, veranda, terrace, patio or other outdoor area is greater than 500' from the public right of way is exempt from this section. Properties that are zoned Residential Agriculture and greater than 2.5 acres are also exempt from this section.

Chair McNabb opened the Public Hearing at 6:38 pm.

Hearing no one speaking for or against, the Public Hearing was closed at 6:39.

**A motion was made by Board member Dennis to recommend the Text Amendment as presented. The Text Amendment is compliant with the Land Use Plan and would help protect the property values for areas with homes in close proximity of one another. The motion was seconded by Board member Rush with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.**

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

#### **a. Item #6. Code Enforcement Report & Permits Report**

Mr. Allred informed the Board we have issued 41 new home permits for the year. In 2017 we issued 47 permits.

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

City Clerk, Annette de Ruyter shared with the Board and those present the City Council will be hosting an Open House on December 11, 2018 from 4:45 until 5:45. Their meeting will begin at 6:00 pm.

The Friends of Trinity/ City of Trinity will be hosting Christmas in Trinity on December 6, 2018 at 5:30 until 7:30 in the cafeteria at Trinity High School. Please bring your child to see Santa also.

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

None

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

Chair McNabb called for a motion to adjourn the November 27, 2018 meeting. *A motion was made by Board member Dennis to adjourn the meeting at 6:45 pm. The motion was seconded by Board member Rush with a vote of 3 ayes and 0 nays with Board member Aikens and Hayworth absent.*