



**City of Trinity, North Carolina  
Planning & Zoning Board Minutes  
April 24, 2017 - 6:00 p.m.**

**Members Present: Chair:** Richard McNabb; **Vice-Chair:** Keith Aikens; **Board members:** Jennifer Dennis and Ambrose Rush.

**Members Absent:** Hunter Hayworth. **Board Liaison:** Gene Byerly.

**Others Present:** City Manager, Debbie Hinson; Planning and Zoning Director, Marc Allred; Assistant City Clerk, Annette deRuyter; Mayor Jesse Hill; 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 amend the agenda and move Item 3 from New Business into the Public Hearing. ***Board member Aikens motioned to approve the agenda as amended. Board member Rush seconded the motion. The motion was approved unanimously with a vote of 4 ayes and 0 nays.***

**II. Approval of Minutes from February 27, 2017**

Chair McNabb called for a motion to amend or approve the February 27, 2017 minutes. ***Board member Rush motioned to approve the minutes as written. The motion was seconded by Board member Aikens and approved unanimously with a vote of 4 ayes and 0 nays.***

**III. Public Hearing**

**Item 3. Rezoning of PIN # 7707-57-7570 from R-40 (Residential, minimum 40,000 sq. ft.) to R-20 (Residential, minimum 20,000 sq. ft.)**

Planning Director Allred reviewed the rezoning as followed:

- Area was rezoned to R-40 before sewer was available. City of Trinity did this to deal with the amount of septic tank failures happening in the City. Now that sewer is available, the land use plan allows for properties to be zoned to R-20. And there are plenty of properties in the neighborhood that is 20,000 sq. ft. Because of this, staff has no issues with rezoning the property.

Board member Aikens asked that staff consider adding that all new rezoning require a new survey.

Planning Director Allred replied that this would have to be done by a text amendment and couldn't be used against this application.

Chair McNabb opened the Public Hearing at 6:09 pm.

**Speaking for the Request:**

Andy Aikens, 6752 Fairview Church Rd; People who rezone in other areas should have a survey. What happens if the property isn't 40,000 sq. ft. It was his feeling that a survey should be required before rezoning of the property.

**Speaking Against the Request:**

Gerry Boyles, Merle Dr.: Mr. Boyles felt that if two more lots were added you will have more traffic and more erosion of our road.

With no others speaking for or against the request, Chair McNabb closed the Public Hearing at 6:15 pm and called for the staff recommendation.

**Staff Recommendation:** Staff recommends approval of the rezoning.

Chair McNabb opened the item for discussion and or motion for this request.

Planning Director Allred and Board member Dennis addressed the questions asked by Mr. Aikens as follows:

- If the property does not consist of 40,000 square feet then it couldn't be subdivided per the Ordinance.
- Board member Dennis added that even if it was to be approved, they would have to come back with a survey to get a zoning permit to build.
- There was further discussion about the survey cost and the City does not require a survey before a rezoning due to extra cost to applicant.

With no other discussion, Chair McNabb called for a motion.

***Board member Rush motioned to recommend the rezoning to R-20. This rezoning follows the Land Development Plan and 20,000 sq. ft. lots fit with other properties along the road. The motion was seconded by Board member Dennis and approved unanimously with a vote of 4 ayes and 0 nays.***

**Item 3. Truck Parking in City of Trinity.**

Planning Director Allred reviewed the current Truck Parking Ordinance (see attachment A)

After review of the Truck Parking Ordinance, Mr. Allred commented that all parking of tractors or trailers is illegal in residentially zoned properties. The City of Trinity has properties that range from townhouse communities like Stone Gables to the Petty Farm that is 380 acres. We had an appeal on a tractor trailer parking. City Council asked that the Ordinance be reviewed and possible refined to differentiate between residential zoned neighborhoods, large properties, whether the vehicle can be seen, etc....

The Planning Boards job is to discuss the plan and explore changes to the existing Ordinance for Council review if changes are needed.

Chair McNabb opened the Public Hearing at 6:21 PM that wished to speak for or against the request.

**Speaking For:**

- Janice Reddick, 4194 Oak Haven Dr.; My husband is a truck driver. If he cannot park in the City, where can he park? The truck is not parked in a subdivision. We park the truck on our sons' property at 7017 Turnpike Rd. This is not heavily residential and its mainly used as agriculture.

My main question is "what are we supposed to do?" The closest spot is Gibsonville. There are a lot of truck drivers in Trinity. Please think about these people and their jobs.

- Andy Aikens, 6752 Fairview Church Rd.; At one time, I had 40 trucks and parked them at my house. I had 20 acres and you could not see them from the road. The last truck I bought cost me \$240,000.00. Drivers are concerned about where they park. He felt the city needs to have guidelines. If you have a good spot and it doesn't bother any neighbors, then it should be ok to park.

Chair McNabb closed the Public Hearing at 6:29 PM.

There was discussion between Chair McNabb, Planning Board members, and the Planning Director concerning the verbiage of the current Truck Parking Ordinance that included the procedures outlined in the Ordinance as of April 20, 2010.

After discussion, the Planning Board made the following suggestions:

- Parking setback: 30 feet of side property line
- Visibility: Not seen from road. This can be done by screening either with trees or a fence. The Planning Board's preference was for screening to be accomplished with trees.
- Size: More than 1 acre.
- Cannot be parked in subdivisions or neighborhoods.
- Surface: Must be parked on gravel or another hard surface.
- Limit number of tractor and/or trailers on a property.

**IV. New Business**

**Item 4. 2015 Data Update to the Land Use Development Plan.**

Planning Director Allred reviewed the 2015 data update. (see attachment B)

**V. Business from Staff**

**Code Enforcement Report and Permits Report**

Planning Director Allred reviewed the Code Enforcement and Permits Report.

**VI. Comments from Staff**

None

**VII. Comments from Board**

None

**VIII. Adjournment**

With no other business to discuss, *Board Member Rush motioned to adjourn the April 24, 2017 Planning and Zoning Meeting at 7:14 pm. The motion was seconded by Board member Aikens. The motion and second were approved unanimously with a vote of 4 ayes and 0 nays.*