



City of Trinity
PLANNING & ZONING BOARD MEETING

July 20, 2026

Trinity City Council Chambers

MINUTES

PRESENT

Board Member Pattie Housand
Board Vice Chairman Eddie Eaton
Board Member Bradley Phillips

ABSENT

Chairman Hunter Hayworth
Board Member Josh Fish

OTHERS PRESENT

City Manager Michael Burroughs
City Clerk Darien Comer
Planning Jill Wood
City Attorney Bob Wilhoit

1. Board Vice Chairman Eaton called the meeting to order.

Board Vice Chairman Eaton led the Pledge of Allegiance and gave the Invocation.

Board Vice Chairman Eaton welcomed guests and visitors.

Board Vice Chairman Eaton called for a motion to amend or approve the agenda as presented.

Motion made by Board Member Phillips to add 3b -Ordinance Instituting a Proposed Temporary Moratorium on the permitting of Data Centers, Seconded by Board Member Housand.

Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Phillips

2. **Approval of Minutes**

- a. Approve the June 15, 2026 Planning and Zoning Minutes

Motion made by Board Member Housand to approve, Seconded by Board Member Phillips.

Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Phillips

3. Public Meeting

- a. Rezoning Request - Hector Maldonado is requesting to Amend Conditions at 6022 Circle Dr Ext. PIN #7708094404

Planner Jill Wood presented the history of this case to the Board.

Greg Mauldin was present and spoke for the owner. These are the conditions for the rezoning:

- Proposed allowable uses of the property - automobile repair shop, automobile parts sales, automobile storage, machine shop, or welding shop.
- Junkyard, automobile graveyard, disassembly plant or visible outside storage of secondhand material will not be permitted.
- Temporary storage of wrecked or disabled motor vehicles shall be maintained within the opaque fenced storage area to the rear and side of building (as per site plan). No vehicles shall be stored on the premises for more than 120 days.
- Driveway areas shall be used for customer/employee parking and shall not be used for storage of vehicles.
- No outdoor servicing, repair or disassembly will be permitted outside of the building or opaque fenced area (as per site plan).
- Entire property outside of opaque fenced area will be kept in clean, neat and orderly condition. Grounds (outside of fenced area) shall be seeded and straw applied. Property shall be maintained as per site plan submitted and attached to this application.
- No motor vehicles shall be located closer than 10 ft. from the road right-of-way.

Motion made by Board Member Housand to approve the rezoning with conditions as proposed and recommends to the City Council, Seconded by Board Member Phillips.

Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Phillips

- b. Ordinance Instituting a Temporary Moratorium on the Permitting of Data Centers, Data Processing Facilities, Cryptocurrency Mining Operations and any use Associated with Data Processing Facilities within the Zoning Jurisdiction of the City of Trinity, North Carolina Pursuant to NCGS 160D-107

Planner Jill Wood is asking for the Board to recommend to the Council to consider placing a Temporary Moratorium on approving the Land Use of Data Centers.

Motion made by Board Member Housand to recommend to the City Council, Seconded by Board Vice Chairman Eaton.

Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Phillips

4. Comments from Board

None

5. Adjournment

***Motion made by Board Member Phillips to adjourn, Seconded by Board Member Housand.
Voting Yea: Board Member Housand, Board Vice Chairman Eaton, Board Member Phillips***

Attest:

Hunter Hayworth, Board Chairman

Darien P. Comer, City Clerk