



City of Trinity
PLANNING & ZONING BOARD MEETING

March 24, 2025

Trinity City Hall Annex

MINUTES

PRESENT

Chairman Hunter Hayworth
Vice Chairman Eddie Eaton
Board Member Keith Aikens
Board Member Pattie Housand
Board Member Josh Fish

ABSENT

Alternate Board Member Brad Phillips

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Planning Director Jill Wood
Planning Jay Dale
Attorney Bob Wilhoit

Board Chairman Hayworth called the meeting to order.

Board Chairman Hayworth led the Pledge of Allegiance and gave the invocation.

Board Chairman Hayworth welcomed guests and visitors.

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

Motion made by Board Member Housand to approve the agenda as presented, Seconded by Vice Chairman Eaton.

Voting Yea: Chairman Hayworth, Board Member Aikens, Board Member Housand, Vice Chairman Eaton, Board Member Fish

Approval of Minutes

- a. Approve the February 24, 2025 Planning and Zoning Minutes

Motion made by Board Member Fish to approve, Seconded by Vice Chairman Eaton. Voting Yea: Chairman Hayworth, Board Member Aikens, Board Member Housand, Vice Chairman Eaton, Board Member Fish

Public Meeting

a. Request for Property Rezoning - 0 Merle Dr. PIN#7707673796

Planning Jay Dale presented a rezoning request from Bobby Earnhart, the property owner of 0 Merle Drive to be rezoned from RA to R-20. It is the desire of the developer to divide the existing lot and build two single family residential structures as per the site plan.

Speaking For:

None

Speaking Against:

None

Motion made by Board Member Fish to recommend that the City Council approve the rezoning of the property on Merle Dr. PIN #7707673796 from RA (Residential Agricultural District) to R-20 (Residential District) 20,000 sq. ft. lot to allow the development of two site built residential homes. The rezoning request is consistent with the Comprehensive Land Use Plan, reasonable and in the public interest, Seconded by Board Member Housand.

Voting Yea: Chairman Hayworth, Board Member Aikens, Board Member Housand, Vice Chairman Eaton, Board Member Fish

b. Request for Property Rezoning - 6133 Old Mendenhall Rd. PIN#6798886650

Planning Jay Dale presented a request that 4.5 acres located at 6133 Old Mendenhall Rd. PIN #6798886650 be rezoned from M2 (Light Manufacturing) to MI-CZ (Heavy Manufacturing/Conditional Zoning). It is the desire of the property owner to operate a car sales lot and a parking lot for the storage of semi-trailers as per the site plan.

Speaking For:

Christian Vestal at 150 South Elm Street, from Summy Engineering, was present to answer any questions the Board might have.

Speaking Against:

Mitchell Childers at 5829 Old Mendenhall Road is against the rezoning. He claims this is nothing but a junk yard.

Lou Hurtado at 5792 Old Mendenhall Road is totally against the rezoning. He wants to maintain a safe place for his grandkids and great grandkids. He likes things to look pristine, and a car lot will not be ideal.

Tracy McLaughlin at 5875 Old Mendenhall Road is totally against the rezoning. There would be too much traffic, and it would be unsafe for her grandchildren when playing outside.

Motion made by Board Member Housand to recommend to the City Council that the Planning Board denied the proposed rezoning at 6133 Old Mendenhall Road from M2 (Light Manufacturing District) to MI-CD (Heavy Manufacturing Conditional District) as the rezoning would be inconsistent with the Comprehensive Land Use Plan, Seconded by Board Member Aikens.

Voting Yea: Chairman Hayworth, Board Member Aikens, Board Member Housand, Vice Chairman Eaton, Board Member Fish.

At this time Jay Dale gave a Code Enforcement Report.

Adjournment

Motion made by Vice Chairman Eaton to adjourn, Seconded by Board Member Fish. Voting Yea: Chairman Hayworth, Board Member Aikens, Board Member Housand, Vice Chairman Eaton, Board Member Fish.

Attest:

Hunter Hayworth, Chairman

Darien Comer, City Clerk

DRAFT