



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
September 25, 2023
Regular Meeting Minutes**

Board Members Present: Board Chairman Hunter Hayworth; Vice Chairman Debbie Jacky, Keith Aikens, and Patti Housand

Board Members Absent: Ambrose Rush

Others Present: City Manager Stevie Cox; Planning and Zoning Director Jill Wood; City Clerk Darien Comer; City Attorney Bob Wilhoit; Public Works Director Rodney Johnson and Interim Planner Carrie Spencer.

Chairman Hayworth called the meeting to order at 6:00 PM.

Chairman Hayworth led the Pledge of Allegiance and Mayor McNabb gave the Invocation.

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

A motion was made by Vice Chairman Jacky to approve the Agenda as presented. The motion was seconded by Board Member Housand and approved unanimously with a vote of 4 ayes and 0 nays.

Approval of Minutes from August 17, 2023 and August 28, 2023, Planning and Zoning Meeting

A motion was made by Board Member Housand to approve the Minutes from the August 17, 2023 and August 28, 2023 meeting. The motion was seconded by Board Member Aikens and approved unanimously with a vote of 4 ayes and 0 nays.

Public Meeting

Ryan & Cale Lohr, Trinity, North Carolina, is requesting that 1.56 acres located on Meadowbrook Dr. Pin#7707760032, be rezoned from R-40 to M2-CZ. The Conditional Zoning District would allow a 36' x 36' addition to the existing repair garage. It would also require the property owner to maintain the existing foliage within a setback of 100' from the road.

Planning Director Jill Wood presented a brief description of the request to the Board. The Staff recognized that this family business was established in the 70's, approximately 20 years prior to Trinity's incorporation, and has continued to be owned and operated by the Lohr family. At that time, the community realized that surrounding communities (Thomasville, High Point, and Archdale) were considering future expansion and Trinity Community Leaders wanted to maintain their identity. Therefore, they worked, with some assistance from neighboring municipalities, to establish Trinity as a municipality.

I don't believe it was the intent of Community Leaders at that time to cause hardship to long-standing, established businesses in the community.

The only change the Lohr family is requesting is to add a 36' x 36' addition to the existing building to allow for indoor storage. However, they have agreed to additional conditions such as larger setbacks, no-cut buffers, and privacy fence.

If there are additional conditions the Council would like the Lohr family to consider, I'm sure they would be open to hearing additional conditions for their consideration.

The Council should know that the adjoining property owners were notified prior to the Planning Board meeting and again before this meeting. The office has not received any calls of opposition from the community and there was no one present to speak in opposition to the request at the Planning Board meeting.

The Staff and Planning Board recommend that the request be approved with the conditions listed on the application.

Ryan Lohr at 5207 Farlow Street, Archdale was present to answer questions from the Board.

Public Comment

Speaking For: None

Speaking Against: None

Vice Chairman Jacky made a recommendation to Rezone the property 1.56 acres on Meadowbrook from R-40 to M2-CZ. The motion was seconded by Board Member Aikens with a unanimous vote of 4 ayes and 0 nays.

Interim Planner Carrie Spencer presented the Board with a Project, Development Ordinances Revision. They will begin to go over this at the next meeting.

Board Member Housand made a motion to adjourn the meeting. The motion was seconded by Board Member Aikens and approved with a unanimous vote of 4 ayes and 0 nays.

Attest:

Board Chairman Hunter Hayworth

Darien P. Comer, City Clerk