



City of Trinity
PLANNING & ZONING BOARD MEETING

November 24, 2025
Trinity City Hall Annex

MINUTES

PRESENT

Board Member Pattie Housand
Board Member Eddie Eaton
Board Member Josh Fish

ABSENT

Chairman Hunter Hayworth
Board Member Keith Aikens
Alternate Brad Philips

OTHERS PRESENT

City Clerk Darien Comer
Planning Director Jill Wood
Attorney Bob Wilhoit

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 Fish, Seconded by Board Member Housand.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish

Approval of Minutes

- a. **Approve the September 22, 2025 Planning and Zoning Minutes**

Motion made by Board Member Housand, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish

Public Meeting

Motion made by Board Member Housand to open the Public Meeting, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish

a. Text Amendments to the City of Trinity Land Management Ordinance

Planning Director Jill Wood reviewed the proposed amendments the City Council needed to approve for the Land Management Ordinance to be in compliance with Legislative Bills passed since the adoption of the Ordinance (SL 2024-45 and SL 2024-57).

- **SL 2024-45. Revise Article 6 Sec. 6.1.K. Nonconformities as follows:**

Nonconformities.

- 4. Lawfully erected on-premises signs may be relocated or reconstructed on the same parcel if:

- a. The sign complies with the rules that applied when it was originally constructed;
 - b. The "total advertising surface area" of the sign does not increase; and,
 - c. Any relocation construction work begins within twenty-four months of the sign's removal. If the parties disagree as to whether a sign was lawfully erected, the local government has the burden of proving that it was not.

- **SL 2024-57. Revise Article 4 Sec. 4.3.A. Down-Zoning as follows:**

Down-Zoning

No amendment to zoning regulations or a zoning map that down-zones property shall be ~~initiated nor is it enforceable~~ initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning amendment. ~~unless the down-zoning amendment is initiated by the City of Trinity.~~ For purposes of this Section, "down-zoning" means a zoning amendment that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning amendment or land development regulation to fewer uses than were allowed under its previous usage.
3. By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element."

- **SL 2025-94. Remove Article 4 Sec. 4.3.G. as follows:**

~~G. Resubmission of Application~~

~~Should a petition for the amendment of these regulations and/or maps be denied by action of the City Council, the applicant may resubmit an application for rezoning for the same tract or parcel within the same calendar year so long as the Planning Director determines that the request for rezoning is substantially dissimilar to the original request denied by the City Council. Should the second request be denied by the City Council, the applicant must withhold all petitions for rezoning said tract or parcel for a period of twelve (12) months from the date of the second denial~~

Motion made by Board Member Housand to recommend to the Council, Seconded by Board Member Fish.

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

b. Planning Board 2026 Meeting Schedule

Motion made by Board Member Fish to approve the 2026 Meeting Schedule, Seconded by Board Member Housand.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish

c. Election of 2026 Chairman and Vice Chairman

Motion made by Board Member Housand to Table to the next meeting, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish

Adjournment

Motion made by Board Member Housand, Seconded by Board Member Fish.

Voting Yea: Board Member Housand, Board Member Eaton, Board Member Fish

Attest:

Hunter Hayworth, Board Chairman

Darien P. Comer, City Clerk