



City of Trinity
PLANNING AND ZONING BOARD MEETING

January 27, 2025
Trinity City Hall Annex

MINUTES

PRESENT

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

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Planning Director Jill Wood
Planner Jay Dale
City Attorney Bob Wilhoit
Alternate Board Member Brad Phillips

Board Chair Hayworth led the Pledge of Allegiance.

Board Chair Hayworth gave the invocation.

Board Chair Hayworth welcomed guests and visitors.

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

Board Member Aikens made a motion to approve the agenda as presented. The motion was seconded by Board Member Eaton and passed unanimously.

Approval of Minutes

Approve the November 25, 2024, Planning and Zoning Minutes

Board Member Housand made a motion to approve the minutes as presented. The motion was seconded by Board Member Aikens and passed unanimously.

Swearing in of New Board Members

Swearing in of Planning and Zoning Board Member; Josh Fish and Alternate Board Member Bradley Phillips

Board Member Josh Fish was sworn in for a three-year term. City Clerk Darien Comer administered the Oath of Office.

Alternate Board Member Bradley Phillips was sworn in for a three-year term. City Clerk Darien Comer administered the Oath of Office.

Elect a Planning & Zoning Board Member to be Vice Chair

Board Chair Hayworth made a motion to elect Eddie Eaton as the Planning Board Vice Chair. The motion was seconded by Board Member Housand and passed unanimously.

Public Meeting

Request for Property Rezoning Automotive Recovery Services Inc. at 6737 Auction Rd PIN #6798383496

Planner Jay Dale presented to the Board a request from Automotive Recovery Services, Inc., Westchester, Illinois, to rezone 10.93 acres located at 6737 Auction Road, PIN #6798383496 from RA to M2-CZ (Light Industrial/Conditional Zoning). It is the desire of the property owner to expand the adjoining existing business, formerly known as Mendenhall Auction, as per the site plan.

Colin McGrath, Land Use and Zoning Attorney with Poyner Squill at 301 Fayetteville Street Suite 1900, Raleigh, NC. Mr. McGrath spoke to the Board and presented a power point on behalf of Automotive Recovery Services DBA Insurance Auto Auctions. McGrath explained that this property would be used for additional vehicle storage space and there would not be an additional entrance for the facility. All vehicles would enter through the existing main entrance on Auction Rd.

William Dytrych, Manager Real Estate Development with Insurance Auto Auctions, was present to answer questions from the board.

Board Member Aikens made a motion to recommend it to the City Council. The motion was seconded by Board Member Housand and passed unanimously.

Request for Property Rezoning Bilal Khan at 12416 Trinity Rd. PIN #7718102919

Planner Jay Dale stated that Bilal Khan of Trinity, North Carolina, is requesting that 0.6 acres located at 12416 Trinity Rd. PIN #7718102919, be rezoned from HC to HC-CZ. It is the desire of the property owner to operate a used car sales lot with conditions as per the site plan.

Bilah Khan, the owner of the property, was present with his cousin, who translated for him. It is the desire of the owner to sell two or three cars at a time on this property.

Board Member Aikens made a motion to approve and recommend to the City Council with a condition that there would never be more than seven vehicles (including customer vehicles) as per site plan. The motion was seconded by Board Member Housand and passed unanimously.

Request for Property Rezoning Naimel Parra, 0 Mendenhall Rd. PIN #6798661434

Planner Jay Dale presented to the Board, Naimel Parra, of High Point, North Carolina. Mr. Parra is requesting that 14.64 acres located at the corner of Mendenhall and Old Mendenhall Road PIN #6798661434, be rezoned from RA to MI-CZ. It is the desire of the property owner to operate a semi-truck repair business with conditions as per the site plan. Mr. Dale explained that this application was submitted after the property owner received a *Notice of Violation*. Mr. Dale presented pictures of the site.

Naimel Parra, the owner, was present with his nephew to translate. They will be using the property to work on Semi Trucks and storing parts and materials for such.

Speaking For:

None

Speaking Against:

None

Board Member Housand made a motion to deny the request. It is inconsistent with the City of Trinity Land Use Plan. The motion was seconded by Board Member Fish and passed unanimously.

Comments from Board

Chairman Hayworth suggested receiving a code enforcement report from staff each month.

Adjournment

Board Member Housand made a motion to adjourn. The motion was seconded by Board Member Fish and passed unanimously.

Attest:

Hunter Hayworth, Board Chair

Darien P. Comer, City Clerk