



**City of Trinity**  
**PLANNING & ZONING BOARD MEETING**

April 22, 2024

Trinity City Hall Annex

**MINUTES**

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**PRESENT**

Vice Chair Debbie Jacky  
Board Member Keith Aikens  
Board Member Pattie Housand

**ABSENT**

Chairman Hunter Hayworth

**OTHERS PRESENT**

City Manager Stevie Cox  
City Clerk Darien Comer  
Planning Director Jill Wood  
Public Works Director Rodney Johnson  
Attorney Bob Wilhoit  
Planning Consultant Carrie Spencer

Board Vice Chair Jacky called the meeting to order at 6:00 PM.

Board Vice Chair Jacky led the Pledge of Allegiance and Mayor McNabb gave the invocation.

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

*Board Member Housand made a motion to approve the agenda. The motion was seconded by Board Member Aikens with a unanimous vote of 3 ayes and 0 nays.*

**Approval of Minutes**

*Board Member Housand made a motion to approve the March 25, 2024 minutes. The motion was seconded by Board Member Aikens with a unanimous vote of 3 ayes and 0 nays.*

**Public Meeting**

**Request for Property Rezoning - Corner of Mendenhall Rd. and Old Mendenhall Rd.**

**Planning Director Jill Wood** presented to the Board a rezoning request for Tracy Mahan, Trinity, North Carolina. He is requesting that the 2.33 acres located at the corner of Mendenhall and Old Mendenhall Road, PIN #6798661434, be rezoned from R-40 to M-1. It is the desire of the property owner to operate an outdoor storage lot.

The owners of the property were not present.

**Speaking For:**

None

**Speaking Against:**

**Jeff Brown at 5702 Cedar Post Street**, concerned with larceny and vagrancy. Stated his concerns with tractor trailers and road safety. He presented to the Board pictures of the road.

*Board Member Aikens made a motion to recommend to the Council that this request be denied as not consistent with the Land Development Plan. The motion was seconded by Board Member Housand with a unanimous vote of 3 ayes and 0 nays.*

**Work Session - Proposed Water Management Ordinance**

Planning Consultant Carrie Spencer and Roger Bardsley conducted a work session on the proposed Water Management Ordinance.

**Comments from Board**

No comments from the Board at this time.

**Adjournment**

*Board Member Housand made a motion to adjourn. The motion was seconded by Board Member Aikens with a unanimous vote of 3 ayes and 0 nays.*

**Attest:**

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**Hunter Hayworth, Board Chairman**

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**Darien P. Comer, City Clerk**