



City of Trinity
PLANNING & ZONING BOARD MEETING

March 25, 2024

Trinity City Hall Annex

MINUTES

PRESENT

Chairman Hunter Hayworth
Vice Chair Debbie Jacky
Board Member Keith Aikens
Board Member Pattie Housand

ABSENT

Board Member Ambrose Rush

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Planning Director Jill Wood
Planning Jay Dale
Public Works Director Rodney Johnson

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

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

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

Board Vice Chair Jacky made a motion to amend the agenda by removing the Swearing in of Ambrose Rush. The motion was seconded by Board Member Aikens with a unanimous vote of 4 ayes and 0 nays.

Swearing in of Planning and Zoning Board Member; Ambrose Rush

The Clerk advised that Mr. Rush would not be able to continue as a member of the Planning Board due to a change in his work schedule. Removed from the Agenda.

Board Vice Chair Jacky made a motion to approve the agenda as amended. The motion was seconded by Board Member Aikens with a unanimous vote of 4 ayes and 0 nays.

Approval of Minutes

Board Member Aikens made a motion to approve the February 26, 2024 minutes. The motion was seconded by Board Member Housand with a unanimous vote of 4 ayes and 0 nays.

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

Board Vice Chair Jacky made a motion to Table the Rezoning Request to the April 22, 2024 Planning and Zoning Meeting. The motion was seconded by Board Member Aikens with a unanimous vote of 4 ayes and 0 nays.

There were residents present for the meeting that wanted to speak.

Speaking Against:

Tanya Wright at 5728 Old Mendenhall Road, owns property at 5898 and 5703 Old Mendenhall Road. They have removed all the trees and there is gravel there. She is against the rezoning.

Jeff Brown at 5702 Cedar Post Street, concerned with larceny and vagrancy. Stated his concerns with tractor trailers and school traffic with more storage buildings.

Request for Property Rezoning - 0 Surrett Dr. PIN #7708323924

Planner Jay Dale presented the request for property rezoning at 0 Surrett Drive. Alejandro Robles Fuerte and Monica Ponce are requesting that .67 acres located at the corner of 0 Surrett Drive be rezoned from R-40 to M-1. It is the desire of the property owner to operate an outdoor storage lot.

The owners were not present.

Speaking For:

None

Speaking Against:

None

Board Vice Chair Jacky 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 Aikens with a unanimous vote of 4 ayes and 0 nays.

Request for Property Rezoning - 6695 Auction Rd

Planning Director Jill Wood presented to the Board a request for a Property Rezoning at 6695 Auction Road. Automotive Recovery Services Inc. is requesting 26.95 acres be rezoned from RA to M2-CZ (Light Industrial/Conditional Zoning). It is the desire of the property owner to expand the existing business, formerly known as Mendenhall Auction, as per the site plan.

Colin McGrath Land Use and Zoning Attorney with Poyner Spruill 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. Presented a power point and answered questions from the Board.

William Dytrych with Insurance Auto Auctions at 2 Westbrook Corporate Center, Westchester, Illinois. Mr. Dytrych is manager of real estate development for IAA. He informed the Board about the business being worldwide with 200 locations throughout the United States, Canada, and England. The aspect of the business is that they auction off salvage cars and low value vehicles. They are not a junk yard. They run a consignment business.

Board Vice Chair Jacky made a motion to recommend to Council that the request be approved as consistent with the Land Development Plan. The motion was seconded by Board Member Housand with a vote of 3 ayes and opposed by Board Member Aikens.

Comments from Board

Board Vice Chair Jacky inquired about the next Ordinance Workshop meeting. Planning Director Jill Wood advised that it would be next month.

Adjournment

Board Vice Chair Jacky made a motion to adjourn. The motion was seconded by Board Member Housand with a unanimous vote of 4 ayes and 0 nays.

Attest:

Hunter Hayworth, Board Chairman

Darien P. Comer, City Clerk