City of Trinity
CITY COUNCIL MEETING

January 13, 2025 at 6:30 PM

Trinity City Hall Annex

AGENDA

NCGS § 143-318.17 Disruption of official meetings

A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.
(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)

Action may be taken on agenda items and other issues discussed during the meeting

1. **Call to Order; Welcome Guests and Visitors**
2. **Pledge of Allegiance and Invocation**
3. **Review, amend if needed, and approve Proposed Regular Agenda**
4. **Public Comment Period**
5. **Consent Agenda Items**
   a. **Approval of Regular Meeting Minutes of December 9, 2024**
   b. **Finance Director's City of Trinity Financial Statements** *(Finance Director Crystal Postell)*
   c. **Personnel Policy - Update** *(Finance Director Crystal Postell)*
6. **Recognitions and Presentations**
   a. **Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting** *(Finance Director Crystal Postell)*
   b. **Financial Audit Review** *(Monty Pendry, Gibson & Company)*
7. **Public Hearing**

a. **Request for a Variance Jackie Investments LLC Grey Oaks Rd. PIN #7718006840** *(Planner Jay Dale)*

b. **Request to Amend the Conditional Zoning District Unilin North America LLC (Mohawk) - NC Hwy 62 PIN #6787912252** *(Planner Jay Dale)*

8. Action Agenda

a. **Request for a Variance Jackie Investments LLC at Grey Oaks Rd. PIN #7718006840** *(Planning Jay Dale)*

b. **Request to Amend the Conditional Zoning District Unilin North America LLC (Mohawk) - NC Hwy 62 PIN #6787912252** *(Planner Jay Dale)*

c. **Street Construction using Powell Bill Funds** *(Rick Austin, Abbotts Creek Engineering)*

d. **Budget Ordinance to Execute the Trinity Minimum Housing Program** *(Finance Director Crystal Postell)*

e. **Adoption of Ordinance to Order Code Enforcement Officer to Proceed to Effectuate the Purpose of the Trinity Minimum Housing Code and N.C.G.S. 160D-1203** *(SCEI Minimum Housing and Non-Residential Specialist Eric Clem)*

f. **Approval of the Steering Committee for the Parks and Recreation Master Plan** *(Planner Jay Dale)*

g. **Appointment of Planning and Zoning Board Member Alternate and Laison**

9. Mayor, Council and City Manager Updates

10. Adjournment

City of Trinity
CITY COUNCIL MEETING
December 09, 2024

MINUTES

PRESENT
Mayor Richard McNabb
Mayor Pro Tem Bob Hicks
Council Member Tommy Johnson
Council Member Robbie Walker
Council Member Ed Lohr

ABSENT
Council Member Jack Carico

OTHERS PRESENT
City Manager Stevie Cox
City Clerk Darien Comer
Finance Director Crystal Postell
Planning Director Jill Wood
Planning Jay Dale
Public Works Director Rodney Johnson
Attorney Bob Wilhoit
Randolph County Sheriff Sgt. Clarkston Cox
Council Member Elect Barry Allison
Council Member Elect Debbie Jacky
Council Member Elect Paul Welborn

DRAFT

Mayor McNabb called the meeting to order at 6:30 PM.

Mayor McNabb led the Pledge of Allegiance.

Rev. Morris Little, Pastor of Trinity Baptist Church, gave the invocation.

Review, amend if needed, and approve Proposed Regular Agenda

Council Member Walker made a motion to move the Public Comment Period to 7 a on the agenda. The motion was seconded by Mayor Pro Tem Hicks and passed unanimously.

Mayor Pro Tem Hicks made a motion to add Special Called Minutes from June 1, 2023 to 6 c on the Consent Agenda. The motion was seconded by Council Member Walker and passed unanimously.

Council Member Johnson made a motion to approve the agenda as modified. The motion was seconded by Mayor Pro Tem Hicks and passed unanimously.

Consent Agenda Items

Approval of Regular Meeting Minutes of November 18, 2024

Finance Director's City of Trinity Financial Statements

Council Member Walker made a motion to approve the modified consent agenda. The motion was seconded by Mayor Pro Tem Hicks and passed unanimously.

Recognition of Outgoing Council Members

Council Member Jack Carico

Mayor Pro Tem Bob Hicks

Council Member Tommy Johnson

Mayor McNabb presented Plagues to Mayor Pro Tem Hicks, and Council Member Johnson and thanked them for their service. Council Member Carico was absent, therefore staff delivered his plague.

Swearing in of the New Council Members by Judge Taylor Browne

Council Member Barry Allison

Council Member Debbie Jacky

Council Member Paul Welborn

Randolph County Superior Court Judge Taylor Browne administered the Oath of Office to Barry Allison, Debbie Jacky and Paul Welborn.

Approval of the New Council Agenda

Council Member Walker made a motion to approve the new Council Agenda. The motion was seconded by Council Member Jacky and passed unanimously.

Public Comment Period

Becky Wilmoth at 3947 Woodcrest Street, had questions about the Finance Department only going back three (3) years for the overpayments on sewer. She inquired about the $43.13 amount that is charged for sewer flat rate for residents that are not hooked up. Finance Director Crystal Postell responded to her concerns.

Chastity Embler at 4024 Cresent Avenue, expressed concerns about her sewer bill. She did not receive a letter like her neighbors received.

DRAFT

Linda Fortner at 4921 Meadowbrook Drive, stated that she does not want to use or pay for the trash service. She was advised that she could use the back door service.

Consent Agenda Items

Approval of City Council and Planning & Zoning Board Meeting Schedule for 2025

Approval of the Holiday Schedule for 2025

Approval of the Jacob Carroll Pick Up Schedule for 2025

Council Member Walker made a motion to approve the consent agenda as presented. The motion was seconded by Council Member Allison and passed unanimously.

Action Agenda

Election of Mayor Pro Tem

Council Member Allison made a motion to nominate Council Member Walker as Mayor Pro Tem. The motion was seconded by Council Member Welborn and passed unanimously.

Planning and Zoning Board Appointment

Council Member Allison made a motion to nominate Josh Fish for the Planning and Zoning Board. The motion was seconded by Mayor Pro Tem Walker and passed unanimously.

Council Member Jacky asked if there could be an alternate member assigned to the Planning and Zoning Board. Mayor McNabb said that would be something to think about for the future.

Fiscal Year 2025 - 2026 Detailed Budget Preparation Calendar

Finance Director Crystal Postell informed the Council how important it is for the City of Trinity to have a detailed budget preparation schedule for the planning and events leading up to the completion of the Fiscal Year 2025 - 2026 Annual Budget. The detailed budget preparation schedule will assist the City Staff to complete department budget requests on or before April 30, 2025 (NCGS 159-10).

Council Member Jacky made a motion to approve. The motion was seconded by Council Member Allison and passed unanimously.

Approval of Steering Committee for the Recreation Master Plan

Planner Jay Dale is requesting the approval of the Steering Committee Members for the Parks and Recreation Master Plan. The Committee names are listed here:

- Mary Joan Pugh (NC Trails)
- Dwayne Allen (Trinity High School Track Coach)
- Eugenia Bynam
- Tony Tyson (D R Horton Homes)
- Robbie Smith (YMCA Archdale)

DRAFT

Council Member Jacky made a motion to send this item back to Staff for at least one person from each Ward to be represented on the Steering Committee. The motion was seconded by Mayor Pro Tem Walker and passed unanimously.

Mayor, Council and City Manager Updates

City Manager Stevie Cox let the Council know how successful Christmas in Trinity was and stated the closure dates for the City for Christmas and New Years.

Council Member Lohr expressed his concern about having a pre-agenda one week and the agenda meeting the next week.

Mayor Pro Tem Walker encouraged all the citizens to go to the City's website and fill out the survey for the Parks and Recreation.

Adjournment

Mayor Pro Tem Walker made a motion to adjourn. The motion was seconded by Council Member Allison and passed unanimously.

Attest:

_____

Richard McNabb, Mayor

_____

Darien P. Comer, City Clerk

DRAFT

Memorandum

TO: Mayor and City Council Members

FROM: Crystal Postell, Finance Director

CC: Stevie Cox, City Manager

DATE: 01/02/2024

REF: City of Trinity- Monthly Financial Position Review

Summary:

The Finance Department presents the City's Monthly Financial Position for December 2024.

Background:

The Finance Department will ensure the fiscal integrity of the City by exercising due diligence and control over the City's assets and resources while providing timely and accurate reporting under the guidelines of the Generally Accepted Accounting Principles (GAAP) and city regulations.

Recommendation:

Staff recommends that the City Council approve the presentation of the City's current financial position for both the General and Sewer Fund.

Attachment:

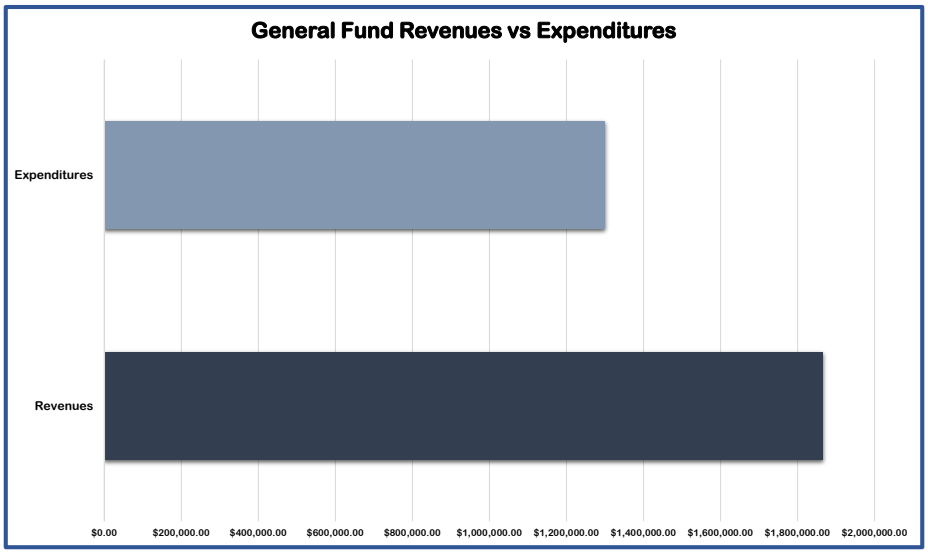
Budget verses Actual Statements for both General and Sewer Fund

Office of the Finance Director
City of Trinity, 5978 NC Highway 62, P.O. Box 50, Trinity, North Carolina 27370
Phone – (336) 431-2180

TRINITY
NORTH CAROLINA

General Fund
Budget vs Actual Statement
Ending on December 31, 2024

	Budget	Actual
REVENUES		
Powell Bill	$ 195,360.00	$ 210,953.23
Ad Valorem/ Vehicle Tax	$ 1,066,100.00	$ 722,354.04
Sales and Use Tax	$ 1,675,084.00	$ 714,659.24
Solid Waste	$ 490,000.00	$ 256,005.14
Other Taxes	$ 288,200.00	$ -
Investment Earnings	$ 52,500.00	$ 78,976.49
Other Revenues	$ 874,771.00	$ (117,958.63)
	$ 4,642,015.00	**$ 1,864,989.51**
EXPENDITURES		
Governing Board	$ 67,900.00	$ 30,533.70
Administration	$ 471,656.00	$ 217,281.42
Finance	$ 319,543.00	$ 162,773.69
Planning/Zoning	$ 427,774.00	$ 207,816.63
Public Buildings	$ 285,415.00	$ 37,363.54
Animal Control	$ 31,000.00	$ 15,217.03
Public Safety	$ 827,840.00	$ 130,232.42
Powell Bill	$ 120,400.00	$ 22,471.15
Street	$ 192,200.00	$ 94,677.57
Stormwater	$ 401,562.00	$ 108,215.20
Sanitation	$ 582,700.00	$ 222,317.48
Economic Development	$ 26,200.00	$ 13,175.00
General Fund Transfers-Sale Tax W/S	$ 821,775.00	$ -
General Fund Transfers-City Hall Reserve		$ -
Special Appropriation/Allocations	$ 66,050.00	$ 33,050.00
Audit Account		*$ 5,635.75*
	$ 4,642,015.00	**$ 1,300,760.58**
Surplus / (Deficit)		**$ 564,228.93**



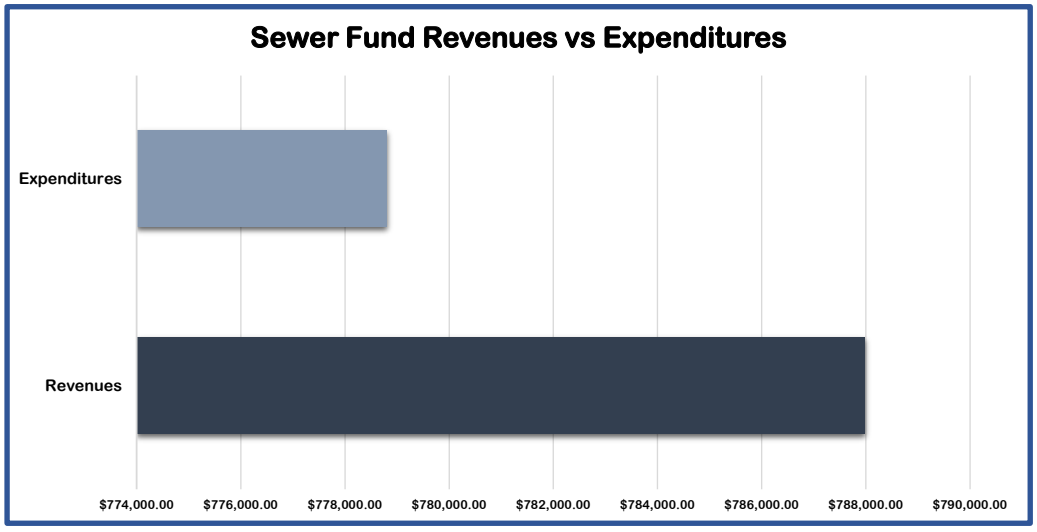
Note: The City of Trinity has collected about 40% of it's projected budgeted revenues. However, the City operational departments have expensed about 28% of our total projected annual budgets. Currently, the City of Trinity has an estimated surplus of $564,228.93

Prepared by C.Postell, MBA
Finance Director

TRINITY
NORTH CAROLINA

Sewer Fund
Budget vs Actual Statement
Ending on December 31, 2024

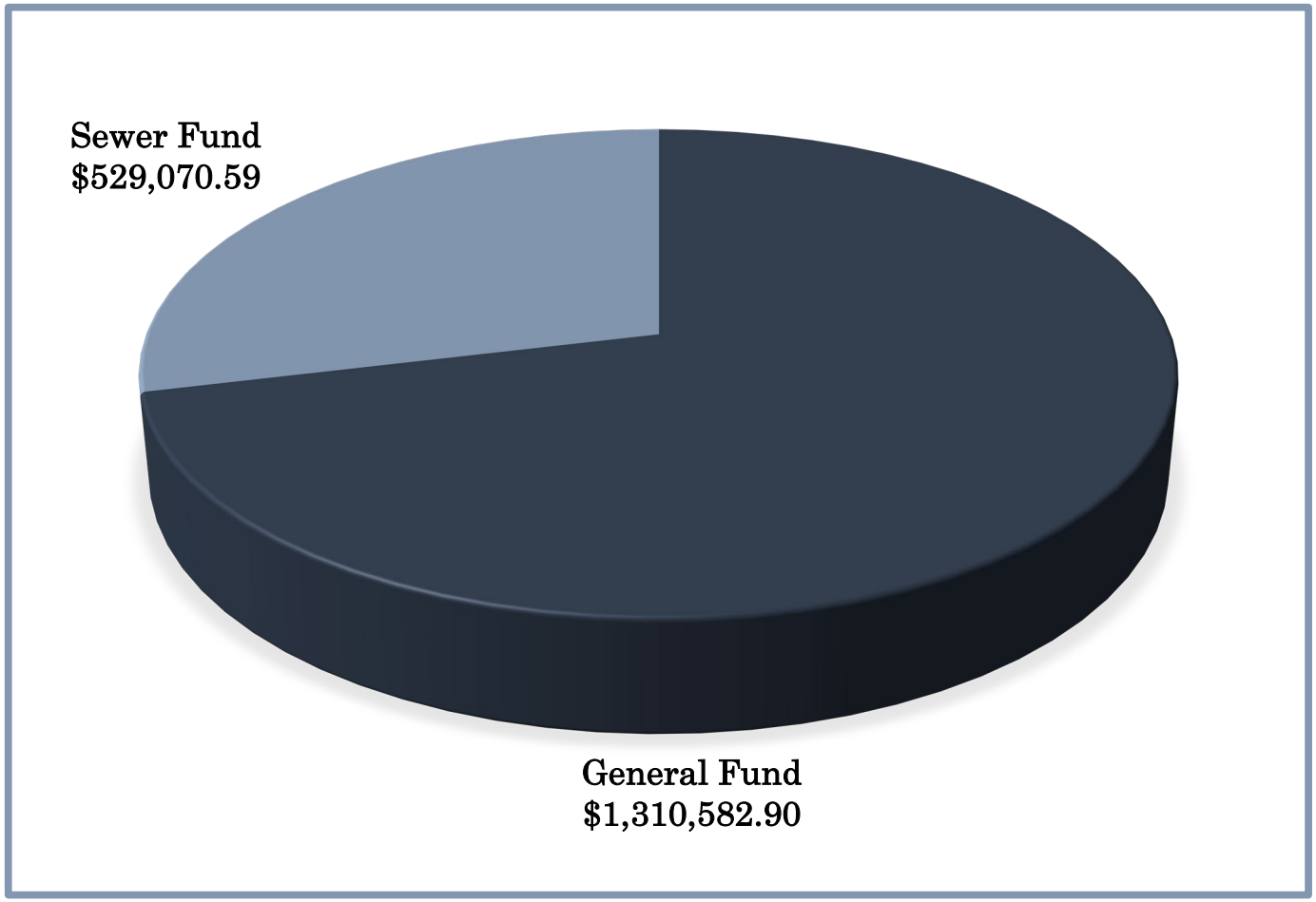
	Budget	Actual
REVENUES		
Sewer Billing	$ 1,880,280.00	$ 784,303.38
Sewer Tap Fees	$ 37,500.00	$ 350.00
Investment Earnings	$ 21,600.00	$ 12,857.63
Transfer In- Sewer Capacity	$ 75,000.00	$ -
Transfer In- General Fund	$ 88,760.00	$ -
G.O. Bonds Debt Service Transfer In	$ 733,015.00	$ -
Other Revenues	$ 156,196.00	$ (9,531.06)
	$ 2,992,351.00	**$ 787,979.95**
EXPENDITURES		
Sewer	$ 2,992,351.00	$ 778,797.72
	$ 2,992,351.00	**$ 778,797.72**
Surplus / (Deficit)		**$ 9,182.23**



Note: The City of Trinity has collected about 26% of it's projected budgeted revenues. However, the City operational departments have only expensed about 26% of their total projected annual budgets. Currently, the City of Trinity has an estimated surplus of $9,182.23 within the Sewer Fund. However, the City has not utilized the revenues from our Transfers In for our General Obligations Bonds or other fund transfers in budgeted in this fiscal year.

Prepared by C.Postell, MBA
Finance Director

NCCMT Investment Portfolio Market Value
as of
December 31, 2024



Sewer Fund

Principal Balance	$	527,070.53
Investment Earnings	$	2,000.06
Grand Total	$	529,070.59

General Fund

Principal Balance	$	1,305,628.46
Investment Earnings	$	4,954.44
Grand Total	$	1,310,582.90

Prepared by Crystal Postell, MBA
Finance Director

Memorandum

TO: Mayor Richard McNabb and City Council

FROM: Crystal Postell, Finance Director

CC: Stevie Cox, City Manager
Robert Wilhoit, City Attorney

DATE: December 6, 2024

REF: Personnel Policy- Update

Summary:

The City of Trinity's personnel policy has been updated to reflect the City's current and future guidelines.

Background:

Currently, the City of Trinity has an outdated Personnel Policy which was adopted on January 20, 2015. The City of Trinity is evolving, and it is important to have a Personnel Policy in place for those changes. The City is growing and could involve changes within the City of Trinity's daily operations. It is important for City staff to be prepared for unforeseen changes and events as we increase in size. Furthermore, there are several State and Federal Personnel Laws that have changed, and this update will make it consistent with those changes.

Recommendation:

Staff recommends that the City Council **review** the updated Personnel Policy for action to take place at the **February 2025** City Council Meeting.

Attachments:

Personnel Policy (updated)

Office of the Finance Director
City of Trinity, 5978 NC Highway 62, P.O. Box 50, Trinity, North Carolina 27370
Phone – (336) 431-2180

Memorandum

TO: Mayor and City Council Members

FROM: Crystal Postell, Finance Director

CC: Stevie Cox, City Manager

DATE: December 31, 2024

REF: Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting

Summary:

On September 17, 2024, the Finance Department was notified by the Government Finance Officers Association (GFOA) that upon the City's first submission, the City of Trinity has been awarded the Certificate of Achievement for Excellence in Financial Reporting. The GFOA Certificate of Achievement for Excellence in Financial Reporting is the **highest** form of recognition in governmental accounting and financial reporting.

Currently, the City of Trinity's Finance Department holds (2) two National Finance Awards from the Government Finance Officers Association of the United States and Canada. We have been recognized nationally for three consecutive years for the Distinguished Budget Presentation Award and our first year for the Achievement for Excellence in Financial Reporting.

Background:

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (Certificate Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure and to recognize individual governments that succeed in achieving that goal. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting.

The Finance Department changed the City's audited Annual Financial Statements in Fiscal Year 2022 – 2023 to a ***Comprehensive Annual Financial Report.*** This change has added countless

hours for the completion of 20 additional statistical financial statements, a letter of transmittal, and the addition of the City's organizational chart. The City's Finance Department is working hard to ensure the fiscal integrity of the City of Trinity by exercising due diligence and control over the City's assets and resources.

Recommendation:

City Staff requested that the City Council accept this award on behalf of the Government Finance Officers Association (GFOA) and there be no further action required.

Memorandum

TO: Mayor and City Council Members

FROM: Crystal Postell, Finance Director

CC: Stevie Cox, City Manager

DATE: December 17, 2024

REF: Financial Audit Review

Summary:

The City of Trinity's Finance Department presents the results of the City's annual audit review along with its **Annual Comprehensive Financial Report (ACFR).**

Background:

Historically, the City Auditor has been submitting an Annual Financial Statement which typically presents only basic financial statements about the City of Trinity. Starting with the Fiscal Year 2023 Audit, the Finance Department has committed several hours into this year's financial report to present to the Local Government Commission (LGC), City Council, and citizens an Annual *Comprehensive* Financial Report (ACFR). The ACFR, by contrast, presents a wider variety of important intended information to help readers properly understand the basic financial statements.

The rules and contents for ACFRs are set by the Government Accounting Standards Board (GASB). The ACFR is **not** required by law, but it represents ***best practice*** in Government Finance. However, what is required by law are the basic financial statements to be filed annually.

Recommendation:

Staff request that the City Council accept the financial audit review for Fiscal Year 2023 – 2024.

Attachment:

Presentation by Monty Pendry, Gibson & Company, P.A.
Annual Comprehensive Financial Report (ACFR)

Office of the Finance Director
City of Trinity, 5978 NC Highway 62, P.O. Box 50, Trinity, North Carolina 27370
Phone – (336) 431-2180

Memorandum

TO: Richard McNabb, Mayor
City Council Members

FROM: Jay Dale, Planner

CC: Stevie Cox, City Manager

DATE: January 3, 2025

REF: Request for a Variance Grey Oaks Rd. PIN 7718006840

Summary:

JACKIE INVESTMENTS LLC is requesting a variance from the requirements of **Article IX Section 9-2** (Nonconforming Lots of Record) of the City of Trinity Zoning Ordinance which states:

When a lot has an area which does not conform to the dimensional requirements of the district where they are located, but such lot was of record at the time of adoption of this Ordinance or any subsequent amendment which renders such lot nonconforming, then such lot may be built upon if compliance is achieved with regard to setback dimensions, width, and pother requirements, regardless of lot area. Lots that cannot meet the setback, width, and/or buffering requirements of the Ordinance may seek a variance from the Board of Adjustment.

The lot in question only has a width of 75 ft. This is 25 feet short of the 100-foot lot width requirement laid out in **Section 12-4 Yard Area and Height Requirements** of the City of Trinity Zoning Ordinance.

Attachments:

Variance Application
Article IX Section 9-1
Section 12-4
GIS Printout.
Photographs

City of Trinity
Variance Application

Date: 10/8/2024

Property Owner Information:

Property Owner: Jackie Investments, INC.

Address: 4916 Tigers Den Road

City: Randleman State: NC Zip: 27317

Phone: (home/work) (336) 953-3941 (cell) —

E-mail: Daniela@novapowerandlight.com

Applicant Information *(note: must show proof as to legally representing property owner):*

Applicant: Daniela Sandoval

Address: 4916 Tigers Den Road

City: Randleman State: NC Zip: 27317

Phone: (home/work) (336) 953-3941 (cell) —

E-mail: Daniela@novapowerandlight.com

Site Information:

PIN # 7718006840

Property Address: No physical address (Grey oaks Road)

Zoning District: RA

Are there any structures currently on the property? ____ yes ✓ no

List structures: —

What is the current land use on the property (i.e., commercial, residential, farming, vacant etc.)?

vacant

Reason for Variance:

Describe situation which prompted the need for a variance, and, if applicable, how much of a variance is needed for from minimum dimensional requirements:

lot size is too small for impervious area reg. / pre-existing non conforming lot

ORDINANCE PROVISIONS FOR GRANTING A VARIANCE:

The Board of Adjustment (City Council) does not have unlimited discretion in deciding when to grant a variance. Article XIV, Section 16-8 of the City's Zoning Ordinance states:

"When practical difficulties or unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the Board of Adjustments shall have the power to vary or modify any of the regulations or provisions of the ordinance so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. No change in permitted uses may be authorized by variance. Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed on any approval issued by the Board.

These regulations may provide that the Board of Adjustments may determine and vary their application in harmony with the general purpose and intent and in accordance with general or specific rules therein contained; provided no change is permitted uses may be authorized by variance.

(1) Determination that Variance Will Not Violate Other Ordinance Provisions. In considering all proposed variances to this ordinance, the Board shall, before making any finding in a specific case, first determine that the proposed variance will not allow the establishment of a use not otherwise permitted in a district by this ordinance; extend in area or expand a non-conforming use of land; change the district boundaries shown on the zoning map; impair any adequate supply of light and air to adjacent property; materially increase the public danger of fire; materially diminish or impair established property values within the surrounding area; or in any other respect impair the public health, safety, morals, and general welfare.

(2) Findings. A variance may be granted in an individual case of unnecessary hardship upon a finding by the Board of Adjustment that the following conditions exist:

(a). There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

(b). Granting the variance requested will not confer upon the applicant any special privileges that are denies to other residents in the district in which the property is located.

(c). A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.

(d). The requested variance will be in harmony with purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.

(e). The special circumstances are not the result of the applicant.

(f). The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

(g). The variance is not a request to permit a use of land, building or structure which is not permitted by right or by conditional use in the district involved.

(3) Conditions. In granting a variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violations of the conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance punishable under Section 18-3 of this ordinance."

In the space provided below (or on attached sheet), provided a statement(s) addressing each of the required findings of fact. This information and along with your site plan, will be presented to the Board to help support your request for a variance:

(1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

This would become an unusable lot

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

Location Size

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

Existing non conforming lot size

(4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

Consistent with the neighborhood

Submittal Requirements:

- **Complete Variance Application**
- **If seeking a variance from a minimum dimensional requirement, a site plan, prepared by a NC Licensed Engineer, Architect or Surveyor. See Exhibit A**
- **$400 Application Fee**

The below authorize: (1) Submission of the variance application to the City of Trinity's City Council for consideration; and (2) the Zoning Administrator or designee to entry upon the property to verify application/site plan submittal information.

Daniela Sandoval — *Applicant Name (PRINTED)* — *Signature of Applicant* — 10/15/24 *Date*

Property Owner Name (PRINTED) — *Signature of Property Owner* — *Date*

Zoning Administrator Signature — *Date Complete Application Received*

Office Use

Date Received: _____

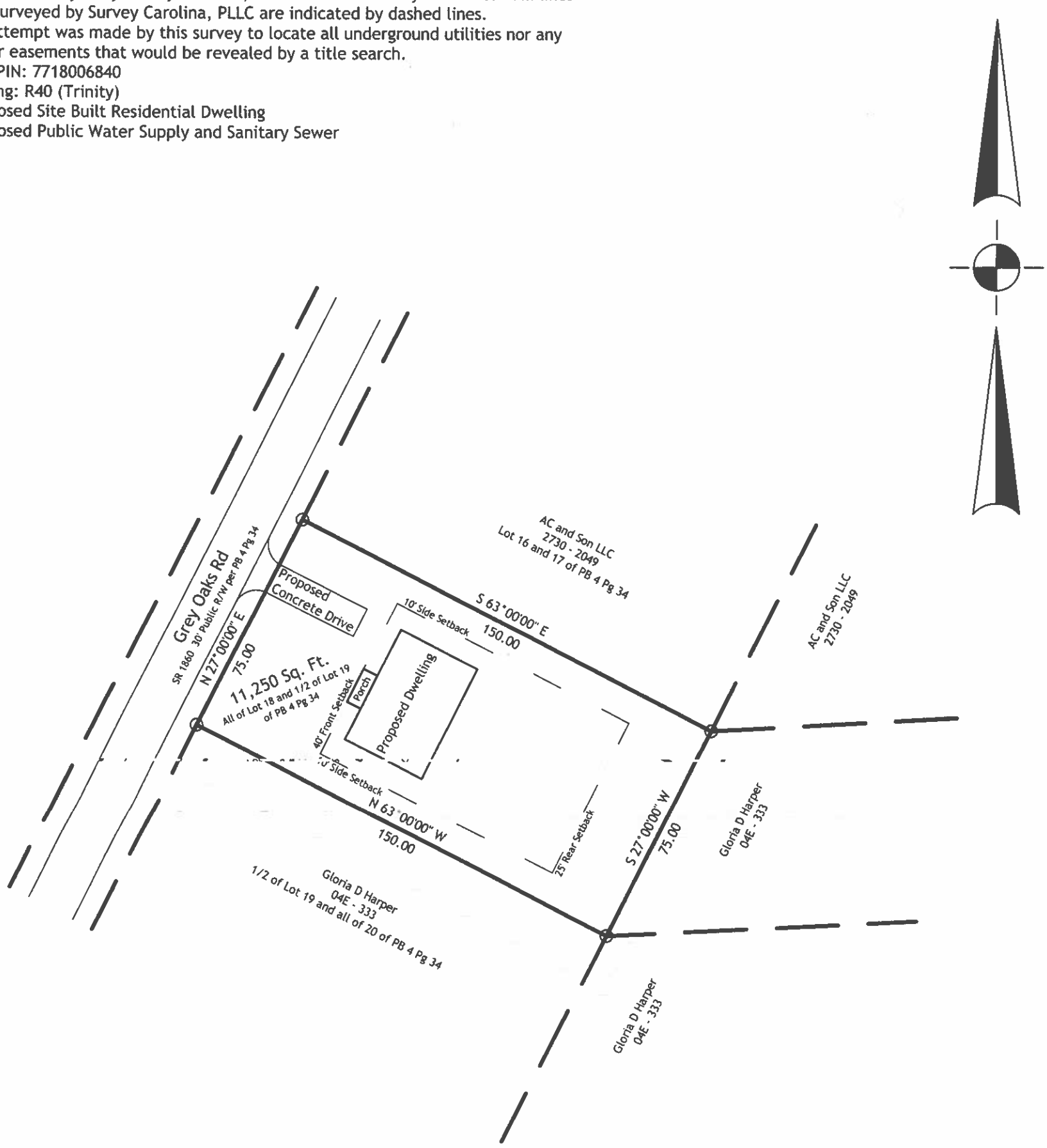
Fees Paid: _____

BOA Hearing Date: _____

Result of BOA Hearing: _____

Notes:

1. This project is / is not located within a special flood hazard area per NCFRIS.
   Map #: 3710771800J Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7718006840
6. Zoning: R40 (Trinity)
7. Proposed Site Built Residential Dwelling
8. Proposed Public Water Supply and Sanitary Sewer



DRAWN FROM DEEDS AND PLATS OF RECORD. NO FIELD WORK PERFORMED AT THIS TIME

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Site Plan For:

Jackie Investments Inc

City of Trinity
Trinity Township Randolph County
North Carolina October 3, 2024
Deed Book: 2908 Page: 770
Plat Book: 4 Page: 34
Scale: 1" = 40 US Survey Feet

0 40 80 120

Legend

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
- Existing Iron Rod/Pipe
- NIR
- Point Not Set/Computed Point
- Well

SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787

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ARTICLE IX

NONCONFORMITIES

Section 9-1 Purpose and Intent

If, within the districts established by this ordinance, or by amendments that may later be adopted, there exist lots, structures and use of land and structures which were lawful before this ordinance was passed or amended, but which would be prohibited under the terms of this ordinance, it is the intent of this ordinance to permit these nonconformities to continue until they are removed but not to encourage their continuance. Such nonconformities are declared by this ordinance to be incompatible with permitted uses in the districts in which they are located.

It is further the intent of this ordinance that nonconformities shall not be enlarged upon, expanded or used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Section 9-2 Nonconforming Lots of Record

Single Lots of Record

When a lot has an area which does not conform to the dimensional requirements of the district where they are located, but such lot was of record at the time of adoption of this Ordinance or any subsequent amendment which renders such lot nonconforming, then such lot may be built upon if compliance is achieved with regard to setback dimensions, width, and other requirements, regardless of lot area. Lots that cannot meet the setback, width, and/or buffering requirements of this Ordinance may seek a variance from the Board of Adjustments.

Section 9-3 Nonconforming Uses of Land

1) Extensions of Use. Nonconforming uses of land shall not be enlarged or extended in any way unless otherwise stated in this section.

2) Change of Use. When a non-conforming use of land has been changed to a conforming use, it shall not thereafter be used for any nonconforming use.

3) Nonconforming Residential Uses of Land - In the case of a residence that is a nonconforming use of land in a commercial or industrial zone, such residence may be repaired, rebuilt or added to as long as the dimensional requirements of the district are met. Minor variances in setbacks due to lot size may be presented to the Board of Adjustment for consideration. This policy is adopted in the interest of maintaining an adequate stock of housing in Trinity.

4) Manufactured Homes as Nonconforming Residential Uses - Manufactured homes on individual zoning lots, are a nonconforming use in Trinity. However, in the interest of maintaining an adequate housing stock in the community, existing manufactured homes are allowed to continue and in certain instances may be replaced.

   (a) Continuation of a Manufactured Home on An Individual Lot – A manufactured home on an individual lot may be continued, provided that within six months from the date of adoption of this Ordinance it shall be tied down to resist overturning in the event of high winds. All tie downs shall be in accordance with the State of North Carolina Regulations for Manufactured Homes.

Section 12-4 Yard, Area and Height Requirements

Table 12-4 AREA, YARD & HEIGHT REQUIREMENTS

District	Minimum Lot Size, (Sq. ft.)	Min. Lot Width at Bldg. Line (ft.)	Min. Front Yard Setback (ft.)	Min. Side Yard Setback (ft.)	Min. Rear Yard Setback (ft.)	Max Height (ft.)
RA Residential Agricultural						
Single Family	2.5 acres	100	40	10[a]	25[e][g]	35
Two Family		100	40	10[a]	25[e][g]	35
R-40 Residential						
Single-Family	40,000	100	40	10[a]	25[e][g]	35
Two-Family	50,000	100	40	10[a]	25[e][g]	35
R-20 Residential						
Single-Family	20,000	80	30	10[a]	25[e][g]	35
R-12 Residential (3 units/acre) Single-Family	12,000	75	30	10[a]	25[e][g]	35
R-10 Residential (4 units/acre) Single-Family	10,000	60	30	10[a]	25[e][g]	35
RM Mixed Residential						
Single Family	10,000 (4 units/acre)	60	30	10[a]	25(e)(g)	35
Two Family(1)	20,000	80	30[d]	10[a]	25(e)(g)	35
Multi Family (Special use)(1)	12,000+ 3,000 for each unit over 2	N/A	N/A	10[a]	25(e)(g)	35
Townhomes	Same as multi-family	N/A	15	10'between buildings	25(e)(g)	35
RM-U Mixed Residential Urban						
Single Family	10,000 (4 units/acre)	N/A	10	10[a]	25(e)(g)	35
Two Family(1)	20,000			10[a]	25(e)(g)	35
Multi Family (Special use)(1)	12,000+ 3,000 for each unit over 2			10[a]	25(e)(g)	35
Townhomes	Same as multi-family		15	10'between buildings	25(e)(g)	35
Non-Residential	N/A					

City of Trinity
V
Variance Request
(336) 431-2841

5358

Randolph County, NC

REID	25191	OWNER ADDRESS2	
PIN	7718006840	OWNER CITY	RANDLEMAN
TAXED ACREAGE	0.28	OWNER STATE	NC
PROPERTY DESCRIPTION	PEARL HARRIS FARM;L18 N PT L19	OWNER ZIP	27317
DEED BOOK & PAGE	002908/00770	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	4-34	LOCATION ZIP	No ZIP
OWNER	JACKIE INVESTMENTS INC	DATA REFRESHED	12/29/2024
OWNER ADDRESS	4916 TIGERS DEN RD		

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 47 feet
1/2/2025

Memorandum

TO: City of Trinity City Council

FROM: Jay Dale, Planner

CC: Stevie Cox, City Manager
Robert Wilhoit, City Attorney

DATE: January 3, 2025

REF: Request to Amend the Conditional Zoning District – NC HWY 62.

Summary:

UNILIN NORTH AMERICA LLC (MOHAWK), Trinity, North Carolina, is requesting that 29.1 acres located at NC HWY 62, PIN#6787912252, have the conditions of its current M2-CZ zoning amended to allow the addition of a 266-space employee parking lot as per the site plan.

History: The property was zoned M2-CZ by the City Council in 2017. See attached approved site plans.

Planning Board Recommendation:

On November 25, 2024, the Trinity Planning Board voted to recommend approval for the amendment to the existing conditions as per site plan.

Attachments:

- Rezoning Request Summary
- Application for Rezoning Request
- Site Plans
- Property Map (County GIS)
- NCDEQ Erosion and Sedimentation Control Approval
- Site Plans approved in 2017

REZONING REQUEST SUMMARY

On November 12, 2024, the Trinity Technical Review Committee considered the following request, and recommended to the Planning Board that this request to amend the Conditions of the existing M2-CZ Zoning be approved, as consistent with the Vision Trinity Land Use Plan with the following added conditions:

- Proposed parking area and existing drives be paved or concreted
- Additional row of evergreen trees be added to the existing buffer
- NCDOT approval of driveway permit

UNILIN NORTH AMERICA LLC (aka Mohawk), Trinity, North Carolina, is requesting an amendment to the Conditional Zoning of 29.10 acres located on NC HWY 62, PIN#6787912252, Zoning District M2-CZ. It is the desire of the property owners to add a 266-space employee parking lot as per the site plan.

Application/Site plan issue to consider:

- **Noise, dust, and traffic concerns from the adjoining residential neighborhood.**
- **Property was originally zoned M2-CZ by City Council in 2017.**

Adjoining Zoning:

This site is located on NC Hwy 62. PIN# 6787912252. The property to the north is zoned (R-40) and the property to the east is zoned (R-40 and RA). The property is adjoined to the west by the County line and to the south by I-85.

Transportation:

NC Hwy 62 is maintained by NCDOT.

Future Land Use Category: PRIMARY GROWTH AREA

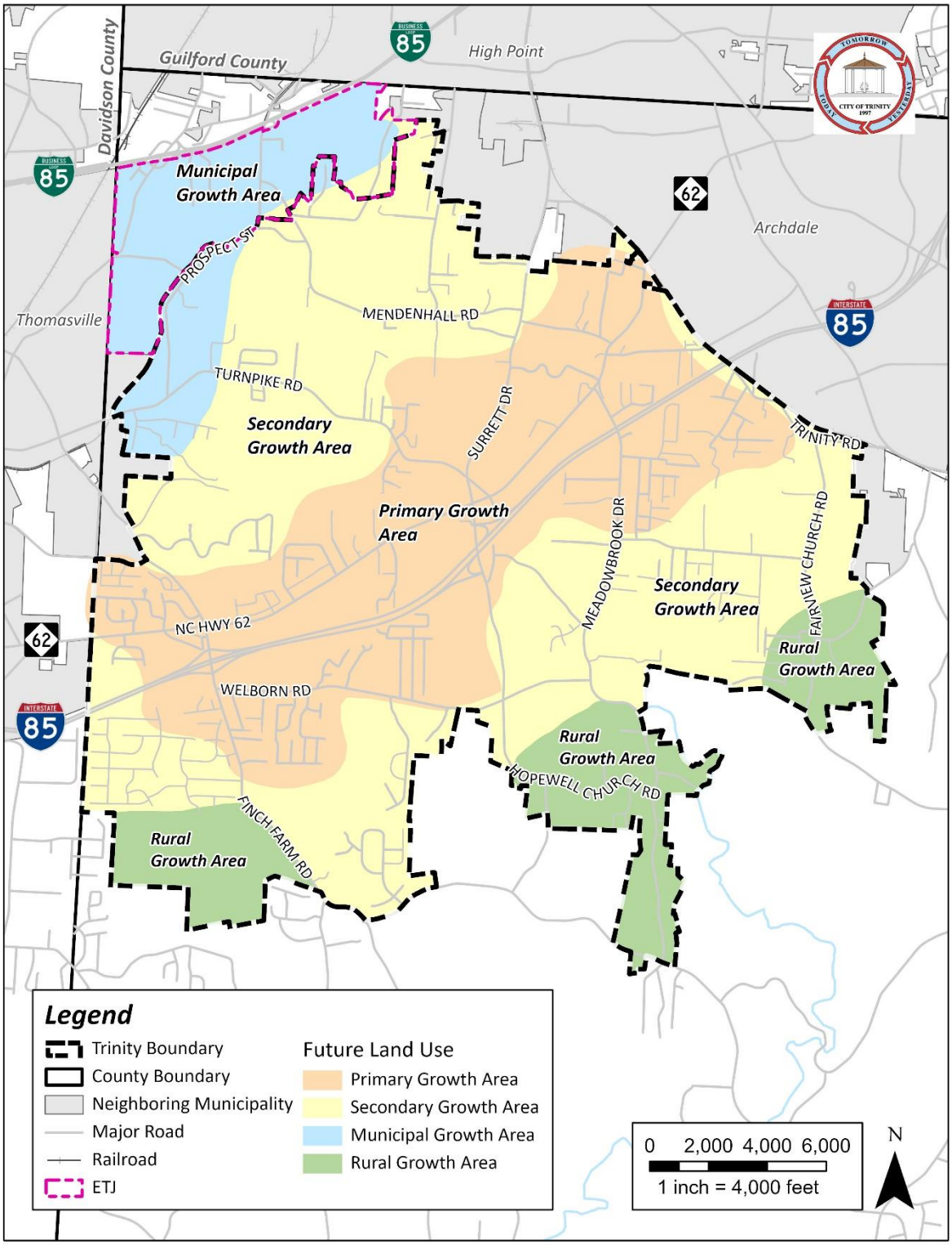
This growth area is located along the I-85 and NC HWY 62 corridors. The area is generally aligned with the City's phased sewer expansion plan to direct the majority of public service demand to a manageable area. It includes areas that are likely to have access to urban infrastructure services such as water and sewer service, within the foreseeable future. The Primary Growth Area is predominately mixed use that will include residential and commercial uses. Development adjacent to existing neighborhoods should be designed and scaled to serve those neighborhoods and establish walkable connections with them. Development surrounding the intersections is intended to be of a higher density serving the region as well as the city.

PRIMARY GROWTH AREA CHARACTERISTICS:

- Close to I-85 and NC HWY 62.
- Likely to have access to sewer in the foreseeable future.

- Predominately mixed use including residential, office and commercial.
- Highest density residential development.

VISION TRINITY FUTURE LAND USE MAP



REZONING CRITERIA

Article XVII, Amendments and Changes of the Zoning Ordinance states:

Section 17-1 Motion to Amend.

(1) Council Authority to Amend - The City Council may, on its own motion or upon the recommendation of the Planning Board, staff or upon petition by any person within the zoning jurisdiction, after public notice and hearing, amend, or repeal the regulations or the maps which are a part of this ordinance. No regulation or maps shall be amended, supplemented, changed, modified, or repealed until after a public hearing in relation thereto, at which all parties in interest and citizens shall have an opportunity to be heard. Third-party down-zonings shall be prohibited.

(2) Notice and Public hearing on Amendment Planning and Zoning Board Review

a. Posting of Property – When a zoning map amendment is proposed, the local government shall prominently post a notice of the hearing on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required but the local government shall post sufficient notices to provide reasonable notice to interested persons.

b. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor (NCGS 160D-602).

City Council Public Hearing

c. Hearing with Published Notice. - Before adopting, amending, or repealing any ordinance or development regulation authorized by 160D-601(a), the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

d. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days.

(3) Information and Fee Required from Applicant and Processing of Information - Applicants must present the following information:

1. a completed rezoning application.
2. an accurate survey of the property to be rezoned,
3. a deed or legal description which establishes ownership, and.
4. if the proposed zoning boundary splits an existing parcel, a metes and bounds

description shall be required in addition to the survey.

A rezoning fee established by the City Council shall be required. Processing of zoning amendment applications shall begin within ninety (90) days from submission to the City Clerk. However, this requirement is not intended to prevent the Planning Board or City Council from delaying action after review by either body. If more than one tract or parcel is being sought for rezoning at the same time by a single applicant, each parcel having a different zone shall constitute a separate rezoning request.

(4) Planning Board Review – Subsequent to initial adoption of a zoning ordinance, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comments. Any development regulation other than a zoning regulation that is proposed to be adopted pursuant to 160D-604 may be referred to the planning board for review and comment. If no written report is received from the Planning and Zoning Board within thirty (30) days of referral of the amendments to the Board, the City Council may proceed in its consideration of the amendment without the Planning Board report. The Council is not bound by the recommendation, if any, of the Board.

(5) Plan Consistency - The Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

The Planning Board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

(6) Council Statement – Prior to adopting or rejecting any zoning amendment, City Council must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the Council considerers the action taken to be reasonable and in the public interest. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board (NCGS 160D-605).

(7) Withdrawal of Request - Any applicant for rezoning may withdraw his/her petition any time prior to consideration by the Planning Board. If the applicant should choose to withdraw his/her petition after being reviewed by the Planning Board but before it is to be considered by the City Council, he/she must do so in writing no later than 5 p.m. on the first Friday following the last Planning Board meeting where the item was dispensed. Failure to withdraw the rezoning petition by that time, shall cause it to advance automatically to the City Council for consideration at their next regular session, provided however that City Council may in its discretion, allow the withdrawal of a rezoning petition at any time for cause upon request by an applicant.

(8) 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 request for rezoning is 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 by the City Council.

City of Trinity
Rezoning Request Application

The undersigned does herby respectfully make an application and request that the City of Trinity to amend the Official Zoning Map as hereinafter requested, and in support of this application the following facts are shown:

Zoning: Current Zoning _____ Requested zoning _____

Conditional: Conditional Use Revisions

Property Owner Information

Property Owner: Unilin North America, LLC
Address: 550 Cloniger Drive
City: Thomasville State: NC Zip: 27360
Phone: (336) 313-4000

Site Information

PIN # 6787912252
Property Address: 550 Cloniger Drive, Thomasville, NC 27360
Deed Book: 002555 Page: 00186
Area: 29.1 Acres

Parcel Map: _____ Site Plan:

Applicant Information

Applicant: Unilin North America, LLC
Address: 550 Cloniger Drive
City: _____ State: NC Zip: 27360
Phone: (336) 313-4000

Statement of Conditions:

Unilin, NA, LLC (aka Mohawk) is requesting approval to add a 266 Space employee parking lot. The original Conditional Use Stipulations were established in 2017 and did not include the proposed employee parking lot addition. Please see the attached drawings showing the originally approved plans (2017) and the 2024 proposed parking lot expansion

Rezoning Request: #

Form#11714

Note: Information and Fee Required from Applicant and Processing of Information is $600 (Six Hundred Dollars): Applicants must present the following information as required by Article XVII, Section 17-1(3) of the Zoning Ordinance:

1. _____ Completed rezoning application;
2. _____ An accurate survey of the property to be rezoned, and;
3. _____ A deed or legal description which establishes ownership;
4. _____ If the proposed zoning boundary splits an existing parcel a metes and bounds description shall be required in addition to the survey,

Please submit application material and fee 20 days before the Planning and Zoning meeting the request is to be heard.

UNILIN	BART STOFFERIS	10/23/24
*Name of Applicant**	*Signature of Applicant*	*Date*
UNILIN	BART STOFFERIS	10/23/24
Name of Property Owner	*Signature of Property Owner/Authorized Agent*	*Date*

" Article XVII, Section 17-1: The City Council may, on its own motion upon the recommendation of the Planning Board, staff or **upon petition by any person within the zoning jurisdiction, after public notice and hearing, amend, or repeal the regulations or the maps which are part of this ordinance. No regulation or maps shall be amended, supplement, changed, modified, or repealed until after a public hearing in relation thereto, at which all parties in interest and citizens shall have an opportunity to be heard."*

Office Use

Date Received: 10.29.2024 Jim Wood

Application #: _____

Staff Review: _____ Comments

Planning Board Review: _____

City Council Review: _____

Rezoning Request: #

Form#11714

City of Trinity
Rezoning Request Application

The undersigned does herby respectfully make an application and request that the City of Trinity to amend the Official Zoning Map as hereinafter requested, and in support of this application the following facts are shown:

Zoning: Current Zoning M2-CZ

Conditional: Conditional Use Revisions

Property Owner Information

Property Owner: Unilin North America, LLC
Address: 550 Cloniger Drive
City: Thomasville State: NC Zip: 27360
Phone: (336) 313-4000

Site Information

PIN # 6787912252/ 6787913900
Property Address: 550 Cloniger Drive, Thomasville, NC 27360
Deed Book: 2554 Page: 944-947
Plat Book: 160 Page: 20
Area: 11.91 Acres

Parcel Map: _____ Site Plan: X

Applicant Information

Applicant: Unilin North America, LLC
Address: 550 Cloniger Drive
City: Thomasville State: NC Zip: 27360
Phone: (336) 313-4000

Statement of Conditions:

1. 100' building setbacks
2. 6' tall berm; 3-to-1 slopes; 6' wide top; 42' wide
3. 2 rows of evergreen trees; **6** feet tall at installation
4. 150' main access road setback
5. **New employee parking area shall be paved or concreted.**
6. **NCDOT approval of a driveway permit shall be obtained.**

Rezoning Request: #

Note: Information and Fee Required from Applicant and Processing of Information is $600 (Six Hundred Dollars): Applicants must present the following information as required by Article XVII, Section 17-1(3) of the Zoning Ordinance:

1. _____ Completed rezoning application;
2. _____ An accurate survey of the property to be rezoned, and;
3. _____ A deed or legal description which establishes ownership;
4. _____ If the proposed zoning boundary splits an existing parcel a metes and bounds description shall be required in addition to the survey,

Please submit application material and fee 20 days before the Planning and Zoning meeting the request is to be heard.

Unilin North America LLC		1/7/25
*Name of Applicant**	*Signature of Applicant*	*Date*
Unilin North America LLC	BART STOFFERIS	1/7/25
Name of Property Owner	*Signature of Property Owner/Authorized Agent*	*Date*

" Article XVII, Section 17-1: The City Council may, on its own motion upon the recommendation of the Planning Board, staff or* ***upon petition by any person within the zoning jurisdiction**, after public notice and hearing, amend, or repeal the regulations or the maps which are part of this ordinance. No regulation or maps shall be amended, supplement, changed, modified, or repealed until after a public hearing in relation thereto, at which all parties in interest and citizens shall have an opportunity to be heard."*

Office Use

Date Received: _____

Application #: _____

Staff Review: _____ Comments

Planning Board Review: _____

City Council Review: _____

BK 2554 PG 944 - 947 (4) DOC# 20044674
This Document eRecorded: 07/13/2017 09:21:37 AM
Fee: $26.00 DocType: DEED Tax: $0.00
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: $0

Parcel Identifier No. 6787912829 Verified by _____ County on the ____ day of _____, 20___
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Adams, Howell, Sizemore & Lenfestey, P.A., 1600 Glenwood Avenue, Suite 101, Raleigh NC 27608 ***TITLE NOT EXAMINED BY PREPARER***

Brief description for the Index: 11.728 acres, +/-, Randolph County

THIS DEED made this 11th day of July, 2017, by and between

GRANTOR	GRANTEE
William S. Hurley and wife, Carol Hurley 505 Willow Drive Thomasville, NC 27360	**Unilin North America, LLC a Delaware limited liability company** 7834 C.F. Hawn Freeway Dallas TX 75217 Attn.: Real Estate Director

The designation Grantors and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Trinity Township, Randolph County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

NC Bar Association Form No. 7 © 7/2013
Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 7
North Carolina Association of Realtors, Inc. – Standard Form 7

The property hereinabove described was acquired by Grantors by instrument recorded in Book 1706, Page 2114.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantors make no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Carol Taylor Hurley #IF (SEAL)
Carol Taylor Hurley, attorney in fact for William S. Hurley

Carol Hurley (SEAL)
Carol Hurley

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, the undersigned Notary Public of the County of DAVIDSON and State aforesaid, certify that Carol Hurley, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11th day of July, 2017.

Jacqueline J. Moore

My Commission Expires: 05/24/2020

JACQUELINE J. MOORE Notary Public

Notary's Printed or Typed Name

(Affix Seal)

JACQUELINE J. MOORE
NOTARY
PUBLIC
DAVIDSON COUNTY, NORTH CAROLINA

NC Bar Association Form No. 7 © 7/2013
Printed by Agreement with the NC Bar Association

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, the undersigned Notary Public of the County of DAVIDSON and State aforesaid, certify that Carol Taylor Hurley, attorney in fact for William S. Hurley, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of Randolph, State of North Carolina, on the 12th day of November, 2003, in Book 1843, Page 0092, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Carol Taylor Hurley acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and in behalf of the said William S. Hurley.

Witness my hand and official seal, this 11th day of July, 2017.

My Commission Expires: 05/24/2020

Notary Public

Printed Name: JACQUELINE J. MOORE

(Affix Seal)

JACQUELINE J. MOORE NOTARY PUBLIC DAVIDSON COUNTY, NORTH CAROLINA

NC Bar Association Form No. 7 © 7/2013
Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 7
North Carolina Association of Realtors, Inc. – Standard Form 7

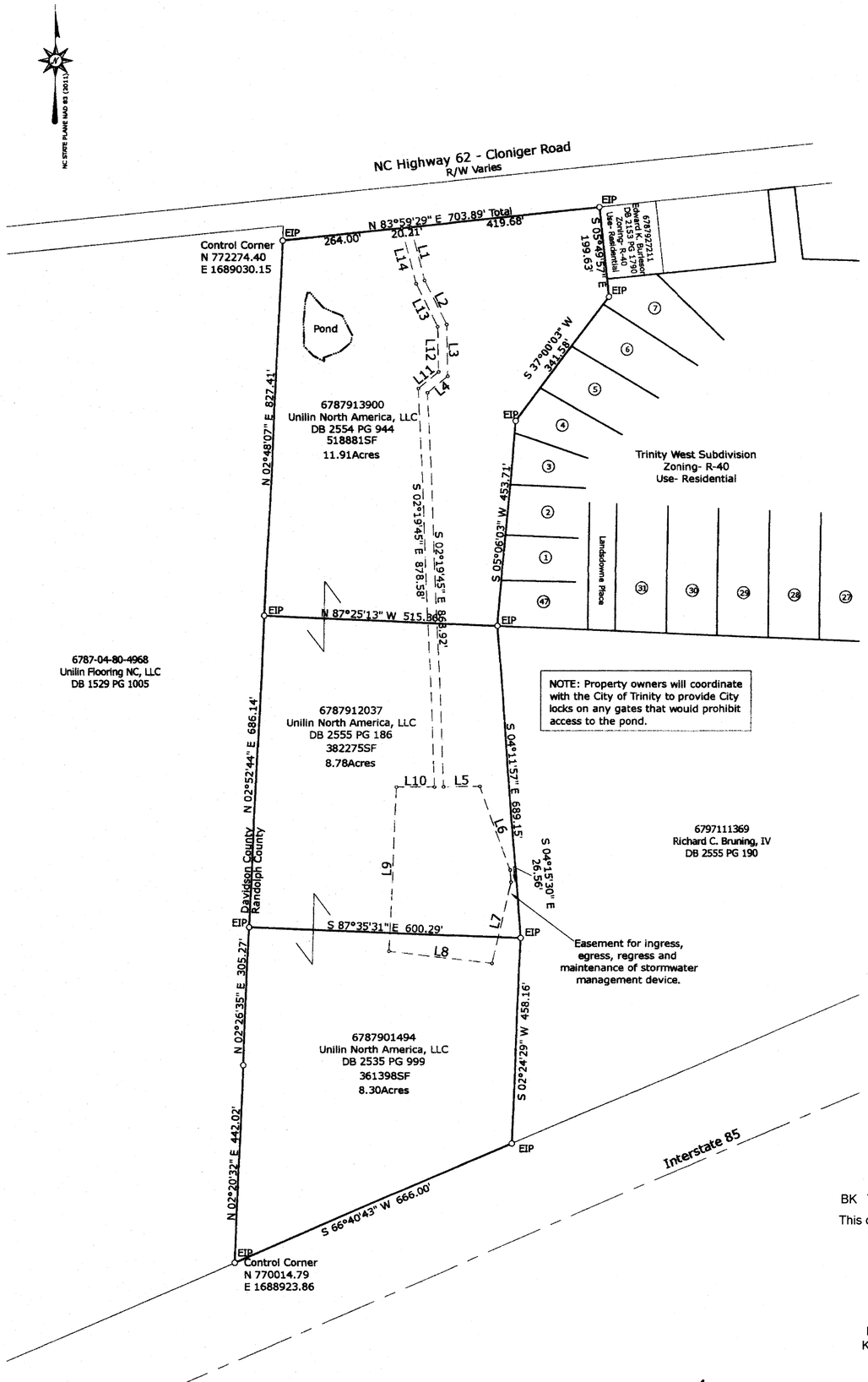
EXHIBIT A

(survey description)

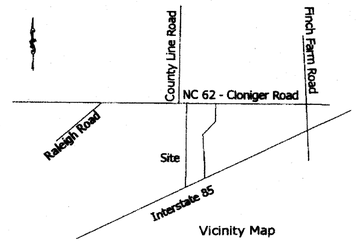
LEGAL DESCRIPTION
Lying and being situate in Randolph County, NC, and being more particularly described as follows:

Beginning at an existing iron pipe, the northeast corner of Unilin Flooring NC, LLC (Deed Book 1529 Page 1005, Davidson County Registry) in the southern right of way of NC Highway 62, located on the Davidson County and Randolph County line, thence along the right of way N 83-59-29 E 703.89' to an existing iron pipe, being the northwestern corner of Edward K. Burleson (Deed Book 2153 Page 1790, Randolph County Registry), thence with Burleson S 05-49-57 E 199.63' to an existing iron pipe, a common corner with Lot 7, Trinity West Subdivision (Plat Book 18 Page 39, Randolph County Registry), the along the western line of the subdivision S 37-00-03 W 341.58' to an existing iron pipe, common corner with Lot 4 of said subdivision, thence with the western line of the subdivision S 05-06-03 W 453.71' to a common corner with Lot 47 of the subdivision and with C. Richard Bruning, IV (Deed Book 1405 Page 255 Randolph County Registry), thence along Bruning's northern line N 87-25-12 W 515.36' to and existing iron pipe in the eastern line of Unilin Flooring NC, LLC (Deed Book 1529 Page 1005, Davidson County Registry) on the county line also being the northwestern corner of Bruning, thence along Unilin's eastern line N 02-48-07 E 827.41' to an existing iron pipe, the point and place of beginning, containing 11.91 acres more or less.

NC Bar Association Form No. 7 © 7/2013
Printed by Agreement with the NC Bar Association



LINE	BEARING	DISTANCE
L1	S 14°16'53" E	121.25'
L2	S 26°47'26" E	109.49'
L3	S 01°20'46" E	114.18'
L4	S 50°54'28" W	57.60'
L5	S 89°43'58" W	80.16'
L6	N 19°42'26" W	196.10'
L7	N 13°12'36" E	182.46'
L8	S 83°07'25" E	229.27'
L9	S 02°41'53" W	360.84'
L10	S 89°59'17" W	84.07'
L11	S 50°54'28" W	57.82'
L12	S 01°20'46" E	99.86'
L13	S 26°47'26" E	107.17'
L14	S 14°16'53" E	126.35'



Vicinity Map

Certificate of Ownership and Dedication

I hereby certify that I (we) am (are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of Randolph County and that I hereby adopt this plan of subdivision with my (our) free consent, establish minimum building setback lines and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted.

Developer 3/6/19
Date
Randolph County, North Carolina

Certificate of Plat Review Officer

I, review officer, of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

4-5-19 Marc Allen
Date Review Officer

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Randolph County, North Carolina, and that such plat has been approved according to the procedures for approval of subdivisions.

4-5-19 Marc Allen
Date City of Trinity Planning Director

Surveyor's Certificate:

I, William T. Russell, Jr. PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in DB 2554 PG 944, DB 2555 PG 186, DB 2535 PG 999 etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____' that the ratio of precision is calculated is 1:10,000; that this plat was prepared in accordance with G.S.47-30 as amended.

[ ] Creates a subdivision of land within the area of a County or Municipality that has an ordinance that regulates parcels of land.

[x] Is another category, such as the recombination of existing parcels, a court ordered survey or other exceptions to the definition of subdivisioin.

[ ] Is of an existing parcel or parcels of land.

Witness my original signature, registration number and seal this 4th day of March A.D. 2019.

Seal or Stamp William T. Russell Jr.
Surveyor
L-3532
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-3532 LAND SURVEYOR WILLIAM T. RUSSELL, JR.

BK 160 PG 20 (1)
This document presented and filed:
04/15/2019 10:10:35 AM
PLAT RECORDING
Fee $21.00
20077020
Randolph County North Carolina
Krista M. Lowe, Register of Deeds

Legend:
New Iron Pipe NIP
Existing Iron Pipe EIP
Computed Point CP

Associated Surveying + Engineering, P.C.
P.O. Box 7576, Greensboro, NC 27417
336-323-8308 C-1430

February 26, 2019

Final Plat
Unilin North America, LLC
Trinity Township
Trinity, NC Randolph County

0 200 400 600
Scale 1"=200'

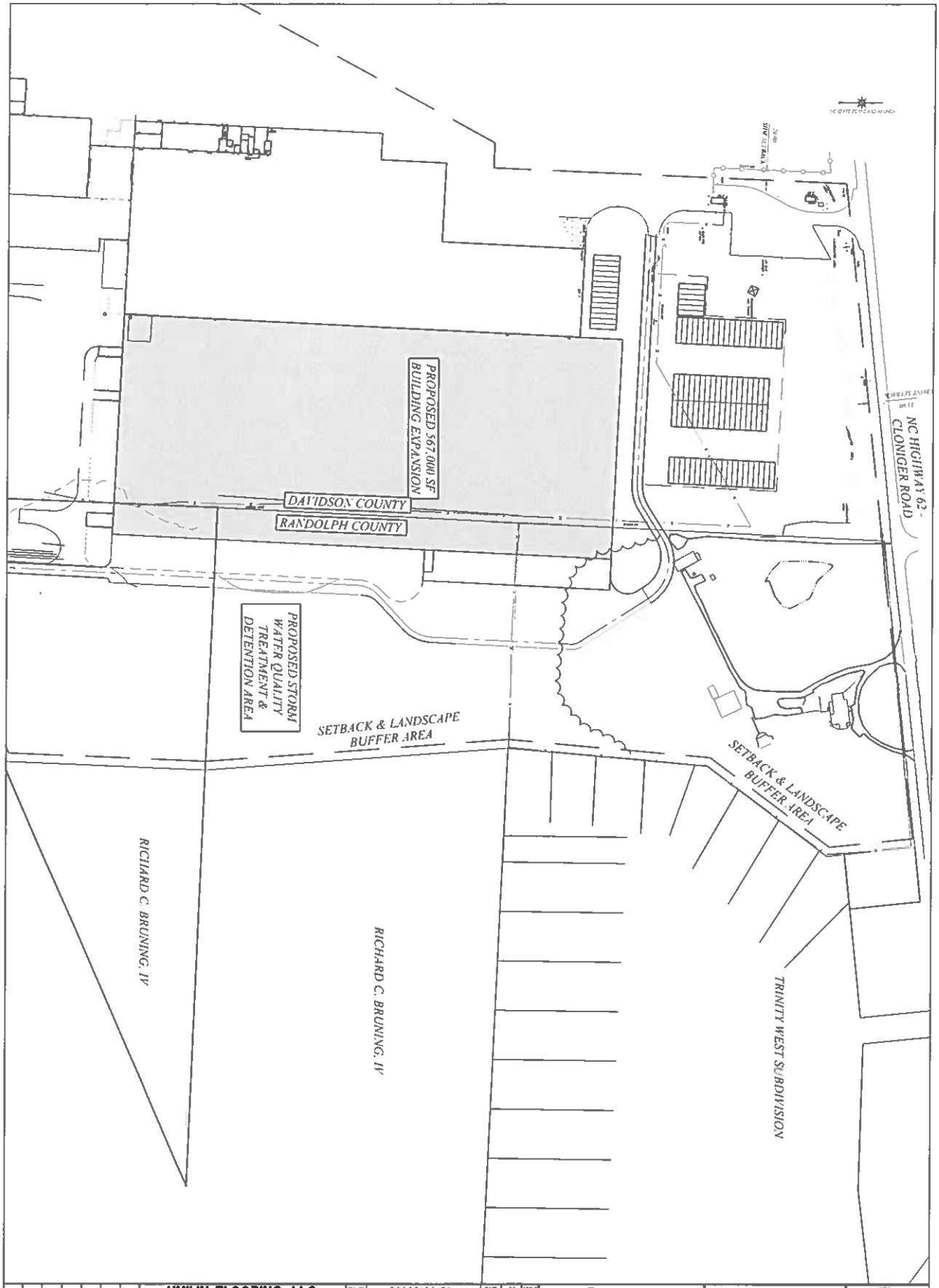
Job No. 16151

Randolph County, NC

REID	94616	OWNER ADDRESS2	160 S INDUSTRIAL BLVD
PIN	6787912252	OWNER CITY	CALHOUN
TAXED ACREAGE	29.1	OWNER STATE	GA
PROPERTY DESCRIPTION	R62;S	OWNER ZIP	30701
DEED BOOK & PAGE	002555/00186	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	Not available	LOCATION ZIP	No ZIP
OWNER	UNILIN NORTH AMERICA LLC	DATA REFRESHED	11/17/2024
OWNER ADDRESS	ATTN: TAX DEPARTMENT		

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

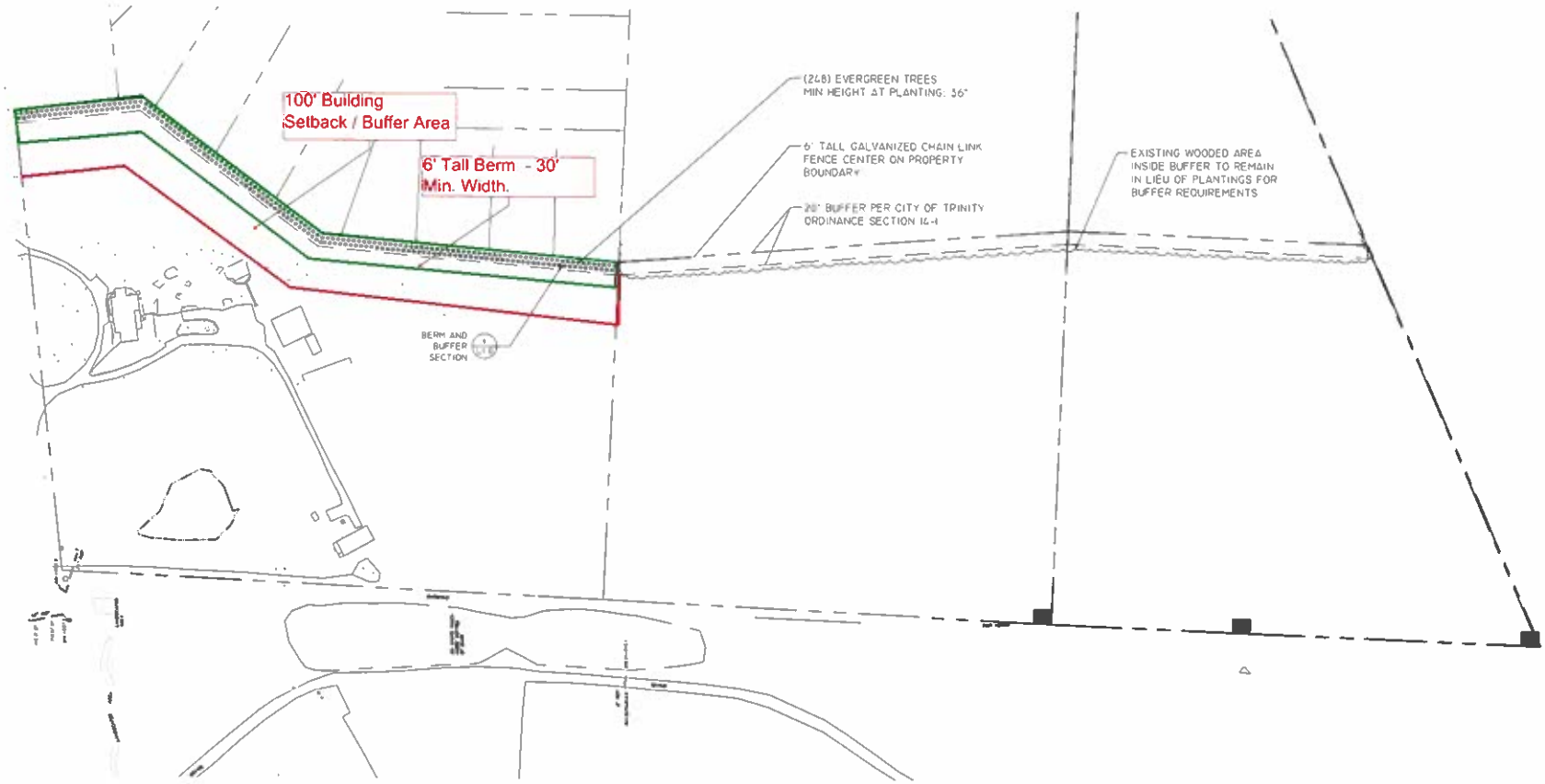
Map Scale
1 inch = 188 feet
11/18/2024



UNILIN FLOORING, LLC
ILLUSTRATIVE DRAWING
TRINITY, NORTH CAROLINA
PROPOSED BUILDING EXPANSION PLAN

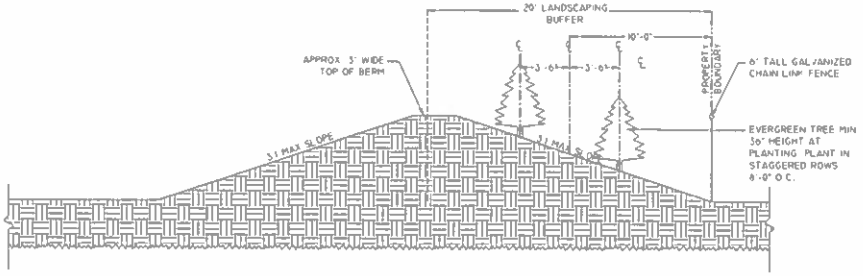
Wilson Engineering Group

107 EAST DAVIS STREET
SMITHFIELD, NC 27577



PLANTING NOTES

1. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN
2. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE
3. TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS
4. UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT - GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.
5. ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED
6. FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST
7. DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES
8. PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES
9. THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS
10. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.
12. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z 60.1



1 BERM AND PLANTED BUFFER SECTION

SCALE: 1/4"=1'-0"

N 0' 40' 80' 160'
SCALE: 1"=80'

CONSTRUCTION DOCUMENTS

DRAWN JJT
REVIEWED

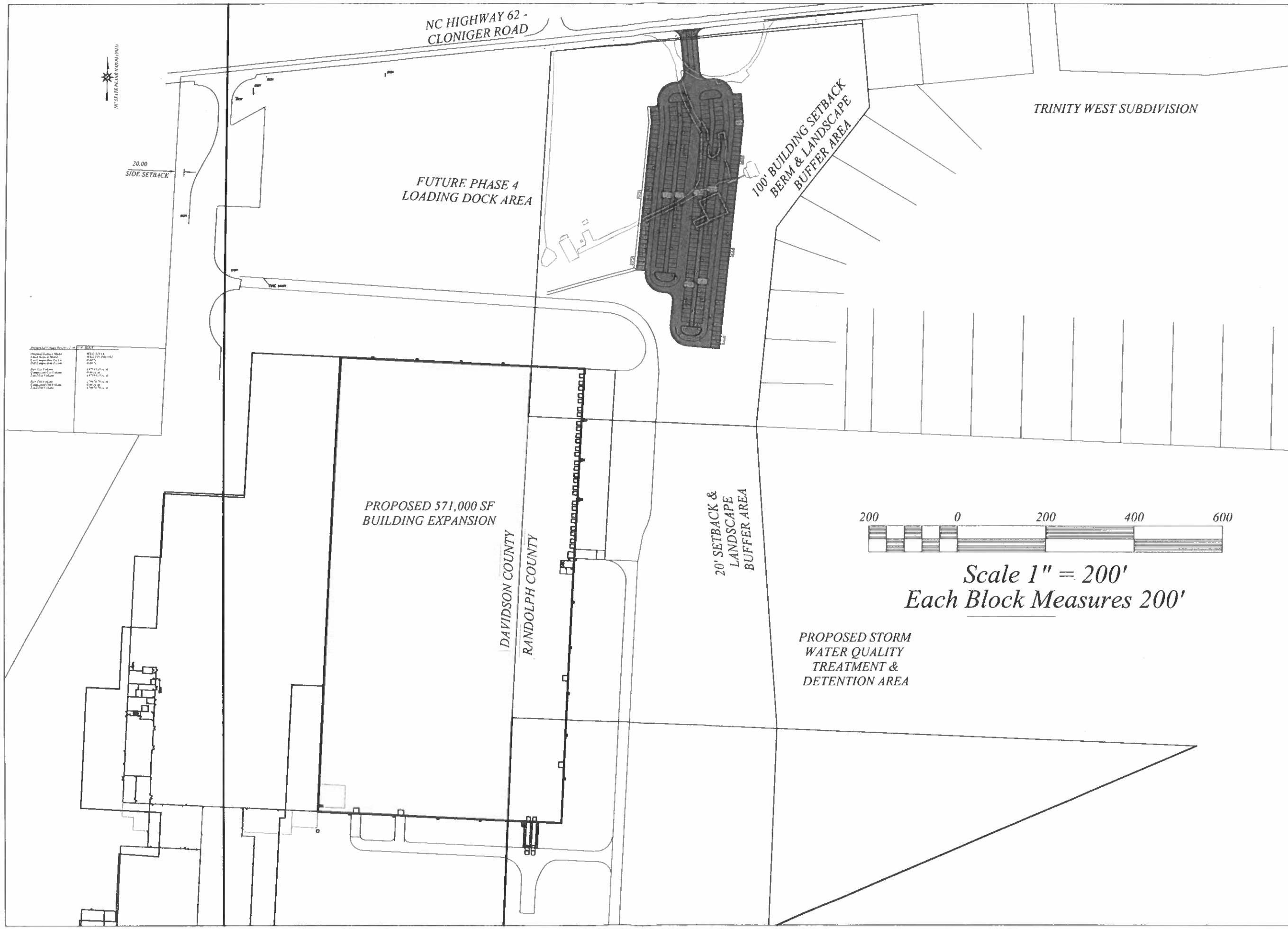
LIFT DESIGN

JOB No.
DATE 9/22/2017
SCALE See Plans
FILE

UNLIN MOHAWK
TRINITY, NORTH CAROLINA

PLANTING PLAN

L 1.0



NORTH CAROLINA PROFESSIONAL SEAL 18197 JESSE W. WILSON

1001 Chestnut Drive
SMITHFIELD, NC 27577

Wilson Engineering Group
Civil / Environmental

REV. NO.	DESCRIPTION	DATE	BY	APP'D

UNILIN FLOORING, LLC
ILLUSTRATIVE DRAWING
TRINITY, NORTH CAROLINA

PROPOSED PARKING
EXPANSION PLAN

PROJECT NUMBER

DESIGNED BY
JWW

DRAWN BY
JWW

CHECKED BY
JWW

SCALE
1"=200'

DATE
10/28/24

1 OF 1

Abbotts Creek Engineering
1008 Curry Road
High Point, NC 27265
(m) 336.906.7566

December 26, 2024

To: Mr. Stevie Cox, Trinity City Manager

From: Rick Austin, PE, Abbotts Creek Engineering

Subject: **Street construction using Powell bill funds**

Background:

I was asked to investigate the possibility of paving Jordan and Cedardale Streets by Council at the November meeting and asked to report back in January. Both of these projects have been considered by staff for several years and added to proposed paving lists.

Review:

In 2016, Trinity had just finished a resurfacing round, and the Powell Bill program rules changed regarding the cap. They were required to drawdown the account by half over a five-year period. To manage the fund they paved Grove, Warren, Circle and Kimberly Streets using Powell Bill funds to stay below the maximum allowed account balance. These construction projects were similar in nature to the proposed Jordan Street Project. The Grove and Warren contract and work are the best match to the Jordan Street project available. They are not a perfect match as they were slightly further along toward completion with sewer lines being recently installed and the street re-stoned and ditch lines restored. The recent building of the middle portion of Jordan Street made it a much better match. I am using the final invoice as a basis for a costs per foot budget number for the Jordan St. project. Their total combined length was 1,500 feet as compared to Jordan at 1,700 feet.

From the final costs from the invoice from 2016 the total cost of the project was $233,000. Using the only street construction inflation chart that I could find, from 2016 to 2024, the costs increased about 90% while the overall inflation for

the same period was 32%. Doing the math, using 90% and adjusting for the longer length, this yields a rough estimate for Jordan of $502,000.00.

There is a Davidson Water Inc. line in Jordan Street's right of way. They do not allow water lines under pavement, are working on locating their line and an estimate of cost to relocate, if needed. A new line would cost about sixty dollars a foot or $102,000.00 for the length of the street, however all or most seems to be against the northern edge of the right of way and can be avoided.

These numbers have no design, inspection or contingency included, which usually totals about twenty-five percent of construction costs. All together this gives us a rough maximum cost estimate, with limited information available, of $775,000.00. Looking at current NCDOT contract unit costs and backing out the water line the minimum costs could be as low as $575,000.00.

The existing dirt driveway at Cedardale St. is too narrow to qualify for Powell bill funding and there is no right of way. There will be extra costs of surveying, plat recording, clearing and grubbing the wooded area, removing topsoil and replacement fill to build a road bed and have recorded right of way. This is the point in the construction process that all the other streets paved were in when the City elected to complete them. I am using a cost of $75,000 for this work. Once this is completed using the same numbers and assumptions as Jordan St., Cedardale St. would cost roughly $ 265,000.00 to complete. With all the pieces totaled- grading, paving, contingency, surveying and engineering costs, I get a budgeting number of $425,000.00.

In the past, Council has resisted dropping the account balance to below 50% of the cap (the total of the last ten payments made to Trinity). the account would not fund both projects and the resurfacing at the same time, but could over a twenty year period.

Jordan Street alone will cost more than half the account balance at cap. We can exceed the cap balance for short periods by up to two checks, before the two newest payments are reported on the annual report. If the water line is installed and paid for first, or the project is staged, the account impact can be reduced.

There is a legal description prepared for a right of way on the Ball property alongside the existing Cedardale access easement. Someone has had property owners to sign easement agreements. I was told that the property was in process of being sold for development.

If a new right of way for Cedardale Street is made available centered on the property line, then its construction could be easily staged and the need for relocating a water line back on the access easement would be eliminated. NCDOT

often completes a project up to the paving and leaves it until funds are available for completion. The clearing and grubbing is outside the scope of some paving contractors and would be better done by a grading contractor. This would move the project to the status of all the other streets paved by Trinity.

We could do the preliminary work, wait for the fund to be replenished and spend down the account as needed to finish both or either project.

Recommendation:

The City of Trinity will need to do a construction project or other expenditure from the Powell Bill fund until the maintenance liability on the city owned streets increases closer to the funding level to stay below the cap. Jordan Street would be a good fit and provide value, while managing the fund. If the impact to the fund balance is to be reduced, while staying below the cap and developing the plans and receiving permits, it would need to be scheduled into a multi-year capital improvements plan. For everything to align, it would take two or three years before the award of a contract

The best and usual way for a street to be constructed is by developers. It seems that this is still a possibility on Cedardale Street and should be given time to occur. The streets that have been paved by Trinity were stone streets, not dirt driveways, with the original developer long gone and right of ways in place. There seems to be someone in the process of improving this property and I would recommend waiting.

The approved resurfacing will spend the amount needed to stay below the cap for the next two years. I would program Jordan Street at least three years out when the fund was at the maximum balance and schedule Cedardale Street much further out with a repair and resurfacing contract between the two constructions.

Memorandum

TO: Mayor Richard McNabb and City Council

FROM: Crystal Postell, Finance Director

CC: Stevie Cox, City Manager
Jay Dale, Code Enforcement Officer

DATE: January 2, 2025

REF: Budget Ordinance to Execute the Trinity Minimum Housing Program

Summary:

The City of Trinity must pass a Budget Ordinance to execute the City's Minimum Housing Program. The City must appropriate the General Fund Balance to cover the cost of the demolition of (2) two houses. The houses facing demolition will be the following:

- 5464 Braxton Craven Road
- 5515 Rockford Drive

The Fund Balance as of June 30, 2024, is $15,286,205. However, the City has $7,089,067 of unrestricted Fund Balance which is part of the total Fund Balance.

Unrestricted	$7,089,067
Adopted Budget Appropriations	(493,915)
Current Request	(50,000)
Remaining Unrestricted	*$6,545,152*

Background:

§ 159-15. Amendments to the budget ordinance.

Except as otherwise restricted by law, the governing board may amend the budget ordinance at any time after the ordinance's adoption in any manner, so long as the ordinance, as amended, continues to satisfy the requirements of G.S. 159-8 and 159-13. However, except as otherwise provided in this section, no amendment may increase or reduce a property tax levy or in any manner alter a property taxpayer's liability, unless the board is ordered to do so by a court of

competent jurisdiction, or by a State agency having the power to compel the levy of taxes by the board.

If after July 1 the local government receives revenues that are substantially more or less than the amount anticipated, the governing body may, before January 1 following adoption of the budget, amend the budget ordinance to reduce or increase the property tax levy to account for the unanticipated increase or reduction in revenues.

The governing board by appropriate resolution or ordinance may authorize the budget officer to transfer funds from one appropriation to another within the same fund subject to such limitations and procedures as it may prescribe. Any such transfers shall be reported to the governing board at its next regular meeting and shall be entered in the minutes. (1927, c. 146, s. 13; 1955, cc. 698, 724; 1971, c. 780, s. 1; 1973, c. 474, s. 12; 2001-308, s. 3; 2002-126, s. 30A.2.

Recommandation :

Staff recommends that the City Council approve and adopt Minimum Housing Program Ordinance 25 – 02.

Attachments:

Minimum Housing Program Ordinance 25 – 02

AMENDMENT TO THE GENERAL FUND ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025 TO APPROPRIATE FUND BALANCE TO EXECUTE THE TRINITY MINIMUM HOUSING PROGRAM

ORDINANCE 25 – 02

BE IT ORDAINED by the City Council of the City of Trinity, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

	Increase (Decrease)
General Government	$ 50,000.00
	$ 50,000.00

Section 2. To amend the General Fund, the estimated revenues are to be changed as follows:

	Increase (Decrease)
Appropriate General Fund Balance	$ 50,000.00
	$ 50,000.00

Section 3 Copies of this Budget Ordinance shall be furnished to the City Clerk and to the City Manager and Finance Director to be kept on file by them for their direction in the disbursement of funds.

Adopted this 13th day of January, 2025.

SEAL

Richard McNabb, Mayor **Darien Comer, City Clerk**

Memorandum

TO: Richard McNabb, Mayor
City of Trinity City Council

FROM: Eric Clem, SCEI Minimum Housing and Non-Residential Specialist

CC: Stevie Cox, City Manager
Robert Wilhoit, City Attorney

DATE: January 3, 2025

REF: Adoption of Ordinance to Order Code Enforcement Officer to Proceed to Effectuate the Purpose of the Trinity Minimum Housing Code and N.C.G.S.160D-1203

Summary:

On October 4, 2024, the City Council was asked to adopt three separate Ordinances Ordering the City of Trinity's Contracted Code Enforcement Officer to Proceed to Effectuate the Purpose of the Trinity Minimum Housing Code and G.S.§ 160D-1203. These Ordinances are to Abate the Minimum Housing Code for the following addresses:

- 5464 Braxton Craven Road
- 5515 Rockford Drive

The City Council voted to re-hear the cases at the January 13, 2025 meeting.
After Ordinances are adopted, the Council will need to award the demolition bids.

Background:

5464 Braxton Craven Road

- July 22, 2020 – Dwelling was originally inspected by the Code Enforcement Officer
- January 26, 2024 – Last inspection performed by the Code Enforcement Officer
- March 28, 2024 – The Code Enforcement Officer served the property owner with a Notice of Hearing to be held before the Officer

- April 18, 2024 – The Hearing was held at City Hall and the Code Enforcement Officer issued an Order to the property owner to make repairs or remove/demolish the house no later than July 17, 2024
- The Property Owner has failed to comply with the Order.

5515 Rockford Drive

- July 22, 2020 – Dwelling was originally inspected by the Code Enforcement Officer
- January 22, 2024 – Last inspection performed by the Code Enforcement Officer
- March 28, 2024 – The Code Enforcement Officer served the property owner with a Notice of Hearing to be held before the Officer
- April 18, 2024 – The Hearing was held at City Hall and the Code Enforcement Officer issued an Order to the property owner to make repairs or remove/demolish the house no later than July 17, 2024
- The Property Owner has failed to comply with the Order.

Attachments:

- Ordinance for each individual address
- Photographs
- Property Maps (County GIS)

Return to:
Bob Wilhoit
Wilhoit Hatchel LLP
100 Sunset Ave., Ste A
Asheboro NC 27203

Owner(s): ADLOIS SHOFFNER; JUANITA A. BELL; CORA A. MILLER; OSCAR WILLIAM ALFORD; GEORGIA L. ALFORD; JERRY SHOFFNER
PIN: 7708823146

AN ORDINANCE ORDERING THE CITY OF TRINITY'S CONTRACTED CODE ENFORCEMENT OFFICER TO PROCEED TO EFFECTUATE THE PURPOSE OF THE TRINITY MINIMUM HOUSING CODE AND G.S. § 160D-1203

WHEREAS, on July 22, 2020, the City of Trinity's contracted Code Enforcement Officer conducted a thorough inspection of the dwelling located on the property identified in the Randolph County Tax Records as PIN 7708823146 and having a street address of 5464 Braxton Craven Rd. Said property is owned by ADLOIS SHOFFNER; JUANITA A. BELL; CORA A. MILLER; OSCAR WILLIAM ALFORD; GEORGIA L. ALFORD; JERRY SHOFFNER (the "Owner"), as evidenced by that deed recorded in the Randolph County Register of Deeds Office at Deed Book 2402, Page 814; and

WHEREAS, the City of Trinity's contracted Code Enforcement Officer found that the dwelling unit was unfit for human habitation; and

WHEREAS, on March 28, 2024, the City of Trinity's contracted Code Enforcement Officer served upon the Owner and parties of interest in such dwelling a complaint stating the charges in that respect and containing a notice of a hearing to be held before the Officer;

WHEREAS, a duly noticed hearing was held on April 18, 2024 before the Code Enforcement Officer at Trinity Town Hall located at 5978 NC Highway 62. Trinity NC; and

WHEREAS, the Code Enforcement Officer issued an Order on April 18, 2024. In the Order, the Officer determined that the house was deteriorated/dilapidated and ordered the following steps be taken:

√ Make repairs to the house within 90 days;
____ Vacate and close the house within _____ days; and/or
√ Remove or demolish the house within 90 days

WHEREAS, the Owner has failed to timely comply with the Order;

NOW, THEREFORE, BE IT ORDAINED by the council members of the City of Trinity, North Carolina that:

1. By virtue of the authority granted by Trinity Code of Ordinances *et. seq*, "Minimum Housing Standards," and by G.S. § 160D-1203, the City of Trinity's contracted Code Enforcement Officer is hereby ordered to cause the aforementioned dwelling unit to be repaired, vacated and closed, or removed or demolished, as provided in the original Order of the Officer;

2. The City of Trinity Code Enforcement Officer shall place a placard on such dwelling with the following words:

"This building is unfit for human habitation, the use or occupation of this building for human habitation is prohibited and unlawful";

3. This ordinance shall be recorded in the Randolph County Register of Deeds Office; and

4. As provided by Trinity Code of Ordinances and by G.S. § 160D-1203 the cost of any vacation, closing and/or demolition of the house caused to be made by the Officer shall be a lien against the real property upon which such cost was incurred and upon any other real property of the Owner located within the City limits, except for the Owner's primary residence.

5. Civil Penalties. The Trinity Code Enforcement Officer is directed to levy civil penalties against the Owner in accordance with Trinity Code of Ordinances.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this _____ day of _____, 2025.

Ayes: _____
Nays: _____
Absent or Excused: _____

_____
Richard McNabb, Mayor

Attest:

_____
Darien Comer, City Clerk

Dated: _____

STATE OF NORTH CAROLINA COUNTY OF RANDOLPH

This Instrument was signed before me on the _____day of _____2025.

By: _____
(Print all names of persons who signed this document before the Notary Public)

Print Notary Name:_____

_____
Notary Signature

AFFIX SEAL or STAMP

Randolph County, NC

REID	21602	OWNER ADDRESS2	
PIN	7708823146	OWNER CITY	GREENSBORO
TAXED ACREAGE	1.82	OWNER STATE	NC
PROPERTY DESCRIPTION	HEITMAN;L28-30	OWNER ZIP	27416
DEED BOOK & PAGE	002402/00814	LOCATION ADDRESS	5464 BRAXTON CRAVEN RD
PLAT BOOK & PAGE	166-P322	LOCATION ZIP	TRINITY,27370
OWNER	SHOFFNER, ADLOIS B (ALFORD, HOWARD LEE) - Additional Owners	DATA REFRESHED	9/29/2024
OWNER ADDRESS	P O BOX 16445		

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 94 feet
10/4/2024

W E
546

W E
546

Return to:
Bob Wilhoit
Wilhoit Hatchel LLP
100 Sunset Ave., Ste A
Asheboro NC 27203

Owner(s): AUGUSTA GRAY (SHUBE GRAY) HEIRS; STEVEN GRAY
INEZ GRAY
PIN: 7708621734

AN ORDINANCE ORDERING THE CITY OF TRINITY'S CONTRACTED CODE ENFORCEMENT OFFICER TO PROCEED TO EFFECTUATE THE PURPOSE OF THE TRINITY MINIMUM HOUSING CODE AND G.S. § 160D-1203

WHEREAS, on July 22, 2020, the City of Trinity's contracted Code Enforcement Officer conducted a thorough inspection of the dwelling located on the property identified in the Randolph County Tax Records as PIN 7708823146 and having a street address of 5515 Rockford Dr. Trinity, North Carolina. Said property is owned by AUGUSTA GRAY (SHUBE GRAY) HEIRS; STEVEN GRAY; INEZ GRAY (the "Owner"), as evidenced by that deed recorded in the Randolph County Register of Deeds at Deed Book 152, Page 218; and

WHEREAS, the City of Trinity's contracted Code Enforcement Officer found that the dwelling unit was unfit for human habitation; and

WHEREAS, on March 28, 2024, the City of Trinity's contracted Code Enforcement Officer served upon the Owner and parties of interest in such dwelling a complaint stating the charges in that respect and containing a notice of a hearing to be held before the Officer;

WHEREAS, a duly noticed hearing was held on April 18, 2024 before the Code Enforcement Officer at Trinity City Hall located at 5978 NC Highway 62, Trinity NC; and

WHEREAS, the Code Enforcement Officer issued an Order on April 18, 2024. In the Order, the Officer determined that the house was deteriorated/dilapidated and ordered the following steps be taken:

√ Make repairs to the house within 90 days;
____ Vacate and close the house within _____ days; and/or
√ Remove or demolish the house within 90 days

WHEREAS, the Owner has failed to timely comply with the Order;

NOW, THEREFORE, BE IT ORDAINED by the council members of the City of Trinity, North Carolina that:

1. By virtue of the authority granted by Trinity Code of Ordinances *et. seq*, "Minimum Housing Standards," and by G.S. § 160D-1203, the City of Trinity's contracted Code Enforcement Officer is hereby ordered to cause the aforementioned dwelling unit to be repaired, vacated and closed, or removed or demolished, as provided in the original Order of the Officer;

2. The City of Trinity Code Enforcement Officer shall place a placard on such dwelling with the following words:

"This building is unfit for human habitation, the use or occupation of this building for human habitation is prohibited and unlawful";

3. This ordinance shall be recorded in the Randolph County Register of Deeds; and

4. As provided by Trinity Code of Ordinances and by G.S. § 160D-1203 the cost of any vacation, closing and/or demolition of the house caused to be made by the Officer shall be a lien against the real property upon which such cost was incurred and upon any other real property of the Owner located within the City limits, except for the Owner's primary residence.

5. Civil Penalties. The Trinity Code Enforcement Officer is directed to levy civil penalties against the Owner in accordance with Trinity Code of Ordinances.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this _____ day of _____, 2025.

Ayes: _____
Nays: _____
Absent or Excused: _____

_____
Richard McNabb, Mayor

Attest:

_____
Darien Comer, City Clerk

Dated: _____

STATE OF NORTH CAROLINA COUNTY OF RANDOLPH

This Instrument was signed before me on the _____day of _____2025.

By: _____
(Print all names of persons who signed this document before the Notary Public)

Print Notary Name:_____

_____
Notary Signature

AFFIX SEAL or STAMP

Randolph County, NC

REID	21216	OWNER ADDRESS2	
PIN	7708621734	OWNER CITY	BRONX
TAXED ACREAGE	1.02	OWNER STATE	NY
PROPERTY DESCRIPTION	R 1597	OWNER ZIP	10460
DEED BOOK & PAGE	000152/00218	LOCATION ADDRESS	5515 ROCKFORD DR
PLAT BOOK & PAGE		LOCATION ZIP	TRINITY,27370
OWNER	GRAY, AUGUSTA HEIRS	DATA REFRESHED	9/29/2024
OWNER ADDRESS	1430 THIERIOT AVE 6H		

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 94 feet
10/4/2024

Memorandum

TO: Mayor and City Council

FROM: Jay Dale, Planner

CC: Stevie Cox, City Manager
Robert Wilhoit, City Attorney

DATE: January 3, 2025

REF: Approval of Steering Committee for the Parks and Recreation Master Plan

Summary:

This is a request for approval of the Steering Committee Members for the Parks and Recreation Master Plan. On December 9, 2024, the Trinity City Council voted to rehear the request in January 2025, so the Council Members would have the opportunity to appoint members to the steering committee.

Background:

In May 2024, the Trinity City Council awarded Withers Ravenel the project of producing a new Parks and Recreation Master Plan, as well as a site-specific Park Plan. This contract included that Withers Ravenel prepare a grant application for this project as well. As part of that process, it is necessary to appoint a Steering Committee. Staff, along with Council members, have suggested the following people to serve in that capacity and respectfully ask for the City Council's approval. The potential members selected are as follows:

Mary Joan Pugh (NC Trails)
Dwayne Allen (Trinity High School Track Coach)
Eugenia Bynam
Tony Tyson (D R Horton Homes)
Robbie Smith (YMCA Archdale)
Patti Housand
Webb Grubb
Caleb Friendenbach
Bradley Phillips
Eddie Eaton

Recommendation:

Staff request that the City Council approve the recommended members for the Parks and Recreation Master Plan Steering Committee.

Office of the Finance Director
City of Trinity, 5978 NC Highway 62, P.O. Box 50, Trinity, North Carolina 27370
Phone – (336) 431-2180

MEMORANDUM

TO: Richard McNabb, Mayor
City Council Members

FROM: Stevie Cox, City Manager

VIA: Jill Wood, Planning Director

DATE: January 9, 2025

REF: Appointment of Planning and Zoning Board Member Alternate and Laison

Summary:

This is a request for the City Council to appoint a Planning and Zoning Board Member Alternate and Laison.

Background:

At the December 2024 Meeting, Councilwoman Deborah Jacky stated that the City Council needed to appoint a Planning Board Member Alternate and a Liaison. The City Council stated that this item would be placed on the January 2025 Council Meeting agenda.

Recommendation:

Staff request that the City Council appoint and approve a Planning and Zoning Board Member Alternate and a Liaison.

Attachment:

Office of the City Manager
City of Trinity, 5978 NC Highway 62, P.O. Box 50, Trinity, North Carolina 27370
Phone – (336) 431-2841 Fax – (336) 431-5079