

**AN ORDINANCE TO AMEND THE CITY OF TRINITY LAND MANAGEMENT  
ORDINANCE AND THE ZONING DISTRICT MAP**

**CONSISTENCY DETERMINATION AND  
FINDING OF REASONABLENESS AND PUBLIC INTEREST**

**IN THE MATTER OF APPLICATION FOR REZONING  
BY JOHN WILSON LUCAS JR**

**PARCEL LOCATED AT 12328 TRINITY RD  
PARCEL SIZE – 0.81 ACRES  
PIN # 7718103709  
DB 1393 / DP 1053**

According to North Carolina General Statute 160D and the City of Trinity Land Management Ordinance, the City of Trinity City Council finds that the proposed Rezoning from **RR** (Residential Restricted Zoning District) to **GB** (General Business Zoning District) is consistent with the City of Trinity Land Management Ordinance and the 2023 City of Trinity Comprehensive Land Use Plan and is reasonable and in the public interest for the following reasons:

**1. Determination of Consistency with the City of Trinity Land Use Plan**

**GOAL ED 1.2.** Evaluate the potential for commercial development in Trinity and identify sites that would be most attractive to development and convenient to residents.

**Consistency Analysis:** The property is located in an area suited for development of a commercial nature.

**GOAL ED 3.** Encourage commercial services to locate in Trinity.

**Consistency Analysis:** The property is located in an area suited for development of a commercial nature.

**Policy ED 3.1.** Evaluate the development regulations to determine if there are obstacles in the regulations that are limiting the development of neighborhood commercial services.

**Consistency Analysis:** The City has adopted a new Land Management Ordinance that requires buffers/opaque fencing for all new commercial development adjoining residential properties.

## 2. Statement of Reasonableness and Public Interest

**Reasonableness and Public Interest Analysis:** The policies listed above illustrate how the request is consistent with the City of Trinity Land Management Ordinance, the City of Trinity Land Development Plan and applicable North Carolina General Statutes. The proposed zoning will provide needed commercial services, increase the tax base and increase economic activity within the City.

Other issues that were considered when making their decision:

- The property is located in a Primary Growth Area of the City's Future Land Use Map.
- The neighboring property is commercially developed with two businesses (convenience store and used car sales business).

Adopted: May 11, 2026

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Richard McNabb, Mayor

Attest:

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Darien Comer, City Clerk