

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

**IN THE MATTER OF APPLICATION FOR REZONING**

**BY TRACY MAHAN**

**ADDRESS 0 MENDENHALL RD.**

**PARCEL # 6798661434**

According to North Carolina General Statute 160D and the City of Trinity Zoning Ordinance the City of Trinity City Council finds that the proposed Rezoning from R-40 (Residential District 40,000 sq. ft. building lots) to M2-CD (Light Manufacturing-Conditional District) to allow the property owner to operate an outdoor storage yard is **INCONSISTENT** with the City of Trinity Zoning Ordinance and the 2021 City of Trinity Land Use Plan and has been **DENIED**. This determination is reasonable and in the public interest for the following reasons:

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

**Policy FLU 4.3** The Secondary Growth Area should protect the character of established residential areas and utilize buffering between commercial and residential areas.

**Consistency Analysis:** The Rezoning request fails to satisfy FLU 4.3. The immediate surrounding area is either mixed use in a Secondary Growth Area. The proposed zoning would cause a change to the character of the area and fail to provide the protection that FLU 4.3 recommends, pushing the area further into a land use pattern that is more consistent with a Primary Growth Area. Furthermore, while the property is buffered it would appear to be insufficient to buffer surrounding properties from the noise and sight of the proposed busses.

**Policy 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 proposed project fails to meet ED 1.2 in that the parcel has no access to sewer and is being zoned for a light manufacturing use. The lack of sewer would not make this among the more attractive sites for that level of development.

## **2. Statement of Reasonableness and Public Interest**

**Reasonableness and Public Interest Analysis:** The policies listed above illustrate how the request is inconsistent with the City of Trinity Zoning Ordinance, the City of Trinity Land Development Plan and applicable North Carolina General Statutes.

Adopted: September 9, 2024

Attest:

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Darien Comer, City Clerk

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Richard McNabb, Mayor