

**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 and outdoor storage yard with applicable conditions is consistent with the City of Trinity Zoning Ordinance and the 2021 City of Trinity 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**

**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 Rezoning satisfies Policy ED 1.2 in that the property is adjoined by parcels currently zoned M2 and there are a number of similar uses in the immediate area.

**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 proposed project has substantial buffering and fencing

**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 Zoning Ordinance, the City of Trinity Land Development Plan and applicable North Carolina General Statutes. The parcel in the request is subject to conditions agreed upon between the property owner and Trinity City Council. These conditions will govern the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the Town. Other issues that were considered when making their decision:

- Several commercial businesses are already in the area.
- The request is in conformance with the Land Development Plan

Adopted: September 9, 2024

Attest:

---

Darien Comer, City Clerk

---

Richard McNabb, Mayor