

**AN ORDINANCE TO AMEND THE CITY OF TRINITY ZONING ORDINANCE
WHICH INCLUDES THE ZONING DISTRICT MAP CONSISTENCY
DETERMINATION AND**

FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF APPLICATION FOR REZONING

BY NAIMEL PARRA

ADDRESS 0 MENDENHALL RD.

PARCEL # 6798742704

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 **RA** (Residential Agricultural District) to **M1-CZ** (Heavy Industrial/Conditional Zoning) to allow the property owner to operate a semi-truck repair business as per the site plan is consistent with the City of Trinity Zoning 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 Rezoning satisfies ED 1.2 in that the Mendenhall Rd. area is already home to several industrial uses. The rezoning would be to a use that better fits the land development pattern in the area.

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

Consistency Analysis: The proposed project has been placed in a location that will encourage development of a commercial and industrial nature in an area established and well suited for such development.

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:

- The request is located near similar type uses.
- The property is easily screened.

Adopted: May 12, 2025

Richard McNabb, Mayor

Attest:

Darien Comer, City Clerk