

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

IN THE MATTER OF APPLICATION FOR REZONING

BY NAMIEL 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 amendment to the conditions of the existing M1-CZ (Light Manufacturing-Conditional Zoning) is **INCONSISTENT** with the City of Trinity Zoning Ordinance and the 2023 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 mixed use in both residential and industrial uses. Over the years there have been several complaints concerning the expansion of industrial use as they present issues for the residents in the area including traffic and noise. Furthermore, most of the industrial uses are older and pre-date Trinity zoning. The proposed rezoning would do nothing to improve the situation and provide the protection that FLU 4.3 recommends to the subdivision to the east of the site.

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. The policy requires the evaluation of the site for the proposed use and make a determination as to the attractiveness of the site for the proposed use. The business would likely produce traffic noise and other possible nuisances to the adjoining neighborhood.

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: May 12, 2025

Attest:

Darien Comer, City Clerk

Richard McNabb, Mayor