

AN ORDINANCE TO AMEND THE CITY OF TRINITY ZONING DISTRICT MAP

CONSISTENCY DETERMINATION AND FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF APPLICATION FOR REZONING BY HECTOR MALDONADO

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 **LI-CZ** (Light Industrial/Conditional Zoning District) to **LI-CZ** (Light Industrial/Conditional Zoning District with amended conditions) 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 FLU 1 - Create a strong sense of place, quality of life, and community pride through new development that implements the City's overall vision for the future.

Consistency Analysis: The conditions included with the proposed rezoning will improve appearance standards in keeping with the guiding principle of Quality of Life, especially located as it is near residential land use.

GOAL FLU 2: Support the redevelopment or re-purposing of underutilized areas and buildings that can be used in a manner that complements modern development needs and desires.

Consistency Analysis: The property will be able to stay in use and will be subject to redevelopment as a result of the conditions of the proposed rezoning.

GOAL FLU 4: Provide a development pattern consistent with the characteristics of the described Growth Areas.

Consistency Analysis: The existing and proposed land uses for the property are consistent with the character of the Municipal Growth Area.

GOAL ED1: Support the development of commercial uses to provide needed services for residents and add to the City's tax base.

Consistency Analysis: The existing and proposed automobile-related uses provides needed services for residents.

ED 3: Encourage commercial services to locate in Trinity.

Consistency Analysis: The rezoning provides the means for the owner of the property to correct violations in keeping with Trinity's standards and continue to operate his business here.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis: The goals 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 rezoning will provide needed commercial services and support economic activity within the City.

Adopted: August 3, 2026

Richard McNabb, Mayor

Attest:

Darien Comer, City Clerk