



**RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD18-01, MT LAND (APPLICANT); PROPERTY PARCELS: 222767 (PART OF), 216850, AND 222768, LOCATED AT LAKE WYLIE RD., BELMONT, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY, (US) URBAN STANDARDS, AND (SV) SCENIC VIEW OVERLAYS TO THE (CD/C-2) CONDITIONAL DISTRICT / HIGHWAY COMMERCIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY, (US) URBAN STANDARDS, AND (SV) SCENIC VIEW OVERLAYS, IN ORDER TO ALLOW A PLANNED UNIT DEVELOPMENT (PUD)**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on January 22, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 222767 (part of), 216850, and 222768  
Applicant: MT Land  
Owner(s): Carolina Centers LLC  
Property Location: Lake Wylie Rd.  
Request: Rezone Parcels 222767 (part of), 216850, and 222768, from the (R-1) Single Family Limited with (CH) Corridor Highway, (US) Urban Standards, and (SV) Scenic View Overlays to the (CD/C-2) Conditional District / Highway Commercial Zoning District with (CH) Corridor Highway, (US) Urban Standards, and (SV) Scenic View Overlays, in order to allow a Planned Unit Development (PUD)

public hearing comments are on file in the Commission Clerk's Office as part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended **(approval as conditioned)** or **(not approval)** of the map change for parcels: 222767 (part of), 216850, and 222768, located at Lake Wylie Rd., Belmont, NC, from the (R-1) Single Family Limited with (CH) Corridor Highway, (US) Urban Standards, and (SV) Scenic View Overlays to the (CD/C-2) Conditional District / Highway Commercial Zoning District with (CH) Corridor Highway, (US) Urban Standards,

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**DO NOT TYPE BELOW THIS LINE**

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and accurate copy of action taken by the Board of Commissioners as follows:

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**Zoning Map Change: Conditional District CD18-01 MT Land (Applicant); Property Parcels: 222767 (part of), 216850, and 222768, Located at Lake Wylie Rd., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway, (US) Urban Standards, and (SV) Scenic View Overlays to the (CD/C-2) Conditional District / Highway Commercial Zoning District with (CH) Corridor Highway, (US) Urban Standards, and (SV) Scenic View Overlays, in Order to Allow a Planned Unit Development (PUD)**  
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and (SV) Scenic View Overlays, in order to allow a Planned Unit Development (PUD) on January 22, 2019, based on: the public hearing comment, staff recommendation, and the request is in **(accordance with)** or **(not in accordance with)** the County's Comprehensive Plan.

Motion:	Second:	Vote:
Aye:		
Nay:		
Absent:		
Abstain:		

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request **(is consistent)** or **(is not consistent)** with the County's approved Comprehensive Plan and the Commission considers this action to be **(reasonable)** or **(not reasonable)** and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 222767 (part of), 216850, and 222768, be **(approved as conditioned)** or **(disapproved)**, effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter appropriate parties.