



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,

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:

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.