

RESOLUTION TITLE: ZONING MAP CHANGE: Z15-10 FLAT CREEK, LLC, (LYNN (TRIPP) MCLEAN III - MANAGER) (APPLICANT); PROPERTY PARCEL: 221532 AND 221533 (PORTION), LOCATED AT 1322 SOUTH POINT ROAD, BELMONT, NC, ZONED (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT W/US OVERLAY & (CU/C-2) CONDITIONAL USE HIGHWAY COMMERCIAL ZONING DISTRICTS W/CH (PORTION) AND US OVERLAY TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT W/CH (PORTION) AND US OVERLAY

**WHEREAS**, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on January 26, 2016 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number: Applicant:	221532 and 221533 (portion) Flat Creek, LLC, (Lynn (Tripp) McLean III-Manager)
Property Location:	1322 South Point Road, Belmont, NC
Request:	To Rezone 5.86 Acres (221532) and 4.42 Acres (221533) (portion) to (R-1) Single Family Limited w/US Overlay & (CU/C-2) Conditional Use Highway Commercial Zoning Districts w/CH (portion) and US Overlay to the (C-3) General Commercial Zoning District w/CH (portion) and US Overlay.

- **WHEREAS,** public hearing comments are on file in the Commission Clerk's Office as a part of the Minutes of the meeting; and,
- WHEREAS, the Planning Board recommended approval of the map change for parcel # 221532 and 221533 (portion), Located at 1322 South Point Road, Belmont, NC, from the (R-1) Single Family Limited Zoning Districts w/US Overlay & (CU/C-2) Conditional Use Highway Commercial Zoning Districts w/CH (portion) and US Overlay to the (C-3) General Commercial Zoning District w/CH (portion) and US Overlay on January 26, 2016 based on: public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Stevens Second: Coyle Vote: Unanimous Ayes: Attaway, Barber, Coyle, Delaney, Hollar, Hurlocker, Stevens Nay: None Absent: Ally, Cloninger, Gambino Abstain: None

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

Zoning Map Change: Z15-10 Flat Creek, LLC, (Lynn (Tripp) McLean III - Manager) (Applicant); Property Parcel: 221532 and 221533 (portion), Located at 1322 South Point Road, Belmont, NC, Zoned (R-1) Single Family Limited Zoning Districts w/US Overlay & (CU/C-2) Conditional Use Highway Commercial Zoning Districts w/CH (portion) and US Overlay to the (C-3) General Commercial Zoning District w/CH (portion) and US Overlay to the (C-3) General Commercial Zoning District w/CH (portion) and US Overlay Page 2

**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 with the County's approved Comprehensive Plan and the Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. 221532 and 221533 (portion), be approved, effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.