

Ordinance No. 2021-11

AMENDMENT TO THE CATAWBA COUNTY ZONING MAP

BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS, that the Catawba County Official Zoning Atlas is hereby amended by rezoning the following described property from Planned Development – Conditional Zoning District (PD-CD) (RZ2020-11) to Planned Development – Conditional District (PD-CD) (RZ2021-05):

14.4 acres identified by Parcel Identification Number 4607-17-00-0201 located at 7171 Vinewood Road in the Sherrills Ford Small Area Plan and Highway 150 Corridor Planning District, Mountain Creek Township.

PLAN CONSISTENCY STATEMENT:

Pursuant to NCGS 160D-604(d), the Catawba County Board of Commissioners finds the request to be inconsistent with the Sherrills Ford Small Area Plan Map 5, titled “Future Land Use Recommendations” and Map 6 of the Highway 150 Corridor Plan, titled “Future Land Use & Economic Opportunity”. Both maps depict the property as being in an area recommended for medium-density (1 unit per $\frac{3}{4}$ acres). However, upon further consideration, the board finds the request in the public’s interest based upon:

- 1) The future planned widening of NC 150 making the property less desirable for single-family development;
- 2) The proximity to the commercial marina located across NC 150 allowing the proposed use to serve as a transitional residential use between the existing commercial use and the existing single-family uses along Vinewood Road;
- 3) The applicant completing all transportation improvements required by NCDOT;
- 4) The reduction of housing units and omission of restaurant space decreases the projected traffic generation numbers;
- 5) That no more than 15% of the residential units may be offered for long-term rental and any long-term rental must be a minimum of 12-months;
- 6) The developer will petition NCDOT for temporary construction entrance off East NC 150 Highway;
- 7) The developer will use construction signage to limit construction vehicle impact further on Vinewood Road; and

- 8) The conceptual site plan, architectural renderings (dated 10/6/2021) and supplemental documents submitted by Wright and Associates Engineers & Surveyors.

This, the 6th day of December 2021.

C. Randall Isenhower, Chair