

**Ordinance No. 2022 - 10**

**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 properties from R-20 Residential to Rural Commercial (RC) district:

1.08 acres located at 1381 and 1399 East End Court and identified by Parcel Numbers 3760-0927-1032 and 3760-0926-1827 in the Balls Creek Small Area Plan, Catawba Township.

**PLAN CONSISTENCY AND REASONABLENESS STATEMENT:**

Pursuant to NCGS 160D-605 and the Planning Board's recommendation, the Catawba County Board of Commissioners finds the request to be inconsistent with Map 5A, "Future Land Use Recommendations," of the Balls Creek Small Area Plan, accepted on June 16, 2003, which serves as the current land use plan for this area and depicts the property as being located in an area recommended for neighborhood commercial development; however, it is reasonable for approval because:

- 1) The Highway Commercial district is equivalent to the neighborhood commercial area designated in the plan;
- 2) The existing adjacent Rural Commercial districts and sizes of the properties (approximately ½ acre);
- 3) The properties' proximity to other non-residential property; and
- 4) The adopted small area plan calling for commercial property at the intersection of NC 10 Highway and Bethany Church Road.

This the 20th day of June 2022.

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C. Randall Isenhower, Chair