



**BOARD OF COMMISSIONER MEETING
MONDAY, OCTOBER 20, 2014, 7 P.M.
ROBERT E. HIBBITTS MEETING ROOM
1924 COURTHOUSE, NEWTON, N.C.**



The Board held a public hearing to receive citizens' comments, and approved an application from Catawba Management LLC to rezone four parcels totaling 17.31 acres from R-30 Residential to General Industrial (GI) district. The properties are located along Botanical Drive in the St. Stephens/Oxford Small Area Planning District.

The R-30 Residential District is a medium-density district allowing one home per 30,000 square feet (approximately 3/4 acre) and generally used for single family housing and agricultural production. The General Industrial (GI) district provides for intensive manufacturing, processing, and assembly uses. The subject parcels are zoned R-30 Residential, with a residence located on one parcel and older accessory structures located on another two. Parcels to the north are zoned R-30 Residential and contain single-family homes, an accessory structure, and some are undeveloped. Parcels to the south are zoned GI General Industrial and undeveloped, with some zoned R-30 Residential with single-family homes. One parcel to the east is zoned R-30 Residential and is undeveloped and two parcels are in Claremont's zoning jurisdiction and zoned for residential use. One parcel to the west is within Claremont's zoning jurisdiction and zoned for residential use and there is another parcel zoned R-30 Residential that contains a single-family home. The four subject parcels are within the WS-IV Watershed Protected Area established to offer protection of surface water from pollutants. The WS-IV Watershed Protected Area allows 36% built upon area if a curb and gutter system is not constructed. A small portion of one of the parcels is located within the floodplain. Each of the parcels is located within the Doublewide Manufactured Home-Overlay district, which allows for manufactured housing.

A public sewer line exists near Mull Creek to the east of one parcel. A sewer pump station is located on one parcel. Public water exists along North Oxford Street, which is designated a minor thoroughfare in the 2035 Greater Hickory Urban Area Transportation Plan. It extends from US Highway 70 in Claremont to Rock Barn Road. No road improvements are recommended for the road north of I-40. Traffic counts taken in 2011 on North Oxford Street just south of Keller Street measured 4,400. Based on design and construction, the road should handle at least 8,000 cars per day without any loss to traffic service. Development of the property should not overburden the existing roadway. Botanical Drive is a local residential gravel road. If the rezoning is approved, Botanical Drive could not be used to access non-residential development.

The St. Stephens/Oxford Small Area Plan serves as the current land use plan for this area. Map 6, titled "Future Land Use Recommendations," does not depict the properties being located in an area for future industrial use. However, the properties are directly adjacent and in close proximity to property recently zoned for General Industrial use as well as property zoned M-1 (industrial, manufacturing, and warehousing district) in Claremont's planning and zoning jurisdiction.

Staff recommends the four parcels totaling 17.31 acres be rezoned from R-30 Residential to GI General Industrial based on the request being in harmony with the existing adjacent industrial land use and the property being in close proximity to Interstate 40, a major transportation facility.

The Planning Board held a public hearing on August 25, 2014, to consider the request. Mr. Dan Barnes was available to speak on behalf of the applicant. There were no questions from the Planning Board, which voted 9-0 to submit a favorable recommendation to the Board of Commissioners, to rezone the four parcels totaling 17.31 acres from R-30 Residential to General Industrial (GI), based on the reasons stated above.

CONTACT: DAVE HARDIN, PUBLIC INFORMATION OFFICER 465-8464 dave@catawbacountync.gov