

March 13, 2020

Rezoning Request from Spring Hill Land Trust ("Applicant") for that certain parcel of real property located at 4195 E NC HWY 10, Claremont, Catawba County, NC, and being Parcel #377005179860 ("Property")

Applicant is requesting the Property to be rezoned from R-20 to RC.

Applicant's proposed plan currently calls for the construction of a commercial retail building on the Property containing approximately 9,100 square feet to be occupied by Dollar General.

The Property is currently un-improved and the neighboring sites are a mix of single-family residential with some retail/commercial mixes at the intersection of NC Hwy 10 and Ball Creek Road.

This full service retail store would provide significant resources (groceries, clothing, toys, electronics, pet supplies, household and healthcare products) for the Balls Creek community that are currently not available within a close proximity.

Applicant believes this re-zoning would be consistent with the current and future uses of the commercial node surrounding the intersection of NC Hwy 10 and Balls Creek Road.