

CITY OF CLAREMONT
NORTH CAROLINA
ORDINANCE 33-21
AMENDMENT TO THE CODE OF ORDINANCES
TITLE 9, PLANNING AND COMMUNITY DEVELOPMENT
CHAPTER 3, ZONING REGULATIONS
ARTICLE D, USE REQUIREMENTS by DISTRICT
SEC. 9-3-55 HIGHWAY BUSINESS DISTRICT (B-3)

WHEREAS, the City of Claremont proposes to amend the Zoning Ordinance to encourage desired development in Sec. 9-3-55 Highway Business District (B-3);

WHEREAS, the Planning Board of the City of Claremont has considered the proposed amendment and recommend said amendment for approval by the City Council; and

WHEREAS, the Claremont Land Development Plan encourages in Goal 1, High-quality, progressive, and efficient development and discourages development with low tax revenue per acre, especially on properties with access to such public improvements as I-40 and thoroughfares, water and sewer.

WHEREAS, City Council has conducted a public hearing to consider comments relative to the proposed amendment and notification of the public hearing was duly published.

NOW, THEREFORE, BE IT ORDAINED BY CLAREMONT CITY COUNCIL,

That Title Nine (9), Chapter 3 Zoning, Article D, Sec. 9-3-55 Highway Business District is hereby amended by changing the following (new language appears as highlighted; deleted language and/or deleted sections appear as "strike-throughs"):

Sec. 9-3-55 Highway Business District (B-3).


b. Uses permitted with conditions (See Article F):

- (4) ~~(12)~~ Existing and applied for as of April 5, 2021 Vehicle and boat sales, service, rental, cleaning, mechanical repair and body repair with conditions of Article F - Sec. 9-3-98 Outdoor display of vehicles and boats for sale or rental.

Section 2. Consistency Statement. City Council finds that the amendments as set forth are reasonable and in the public interest because it promotes highest and best use of land to support the community tax base and therefore the general welfare; and is consistent with the Land Development Plan's Future Land Use goals of Goal 1. – Encourage high-quality, progressive, and efficient development and G. Discourage development with low tax revenue per acre, especially on properties with access to such public improvements as I-40 and thoroughfares, water and sewer.

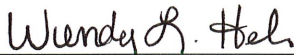
Section 3. This ordinance shall be effective upon passage.

Adopted this the 5th day of April 2021.



Shawn R. Brown, Mayor

ATTEST:



Wendy Helms, City Clerk