

CITY OF CLAREMONT
ORDINANCE 44-25
AN ORDINANCE AMENDING THE OFFICIAL CLAREMONT ZONING
MAP

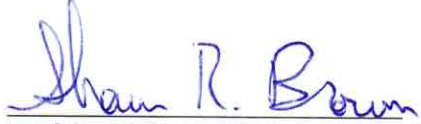
**THE CITY COUNCIL OF THE CITY OF CLAREMONT DOES HEREBY
ORDAIN AS FOLLOWS:**

The City of Claremont Official Zoning Map shall be updated to reflect the change of two parcels from the Highway Business (B-3) District and Community Business (B-2) District, to Neighborhood Residential District (R-1), with a Conditional Zoning Overlay (CZO). The proposed rezoning is for a Planned Unit Development (PUD) with 58 townhome units, to be developed in accordance with the attached site plans and conditions. The PUD will have 10 units that must be phased to begin construction after the North Wastewater Treatment Plant is decommissioned and redirected. This zoning change is consistent with the Future Land Use Map of the 2023 Comprehensive Land Development Plan, and the proposed land-use safeguards property values and benefits overall economic growth, which the Land Development Plan also promotes. This Board believes this change to be for the common good. This zoning change is subject to the following properties:

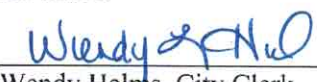
<u>Catawba County</u> <u>PIN(s):</u>	<u>Owner(s):</u>	<u>Address(s):</u>	<u>Current</u> <u>Zoning</u>	<u>Proposed</u> <u>Zoning</u>
376213049250	Granite Hill Properties, Inc	N/A	B-3	R-1 / CZO
376213140297	Granite Hill Properties, Inc	N/A	B-2	R-1 / CZO

INTRODUCED at a regular meeting of the City Council of the City of Claremont on December 2nd, 2024.

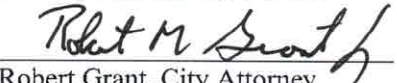
ADOPTED at a regular meeting of the City Council of the City of Claremont on March 3rd, 2025.


Mayor Shawn R. Brown

ATTEST:


Wendy Helms, City Clerk

APPROVED AS TO FORM:


Robert Grant, City Attorney