

FILED
LEE COUNTY NC
PAMELA G. BRITT
REGISTER OF DEEDS
FILED Apr 24, 2025
AT 03:45:31 pm
BOOK 00004
START PAGE 0125
END PAGE 0126
INSTRUMENT # 02686
EXCISE TAX (None)

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE LEE COUNTY, NORTH CAROLINA**

WHEREAS, a request to amend the Official Zoning Map has been received from William Gordon to rezone two adjoining tracts of land located to the rear/west of 3211 Hawkins Avenue, totaling 1.04 acres +/- with frontage on Sunset Drive (a mapped right-of-way off of Hawkins Avenue that is developed with a private driveway) and identified as Lee County Tax Parcels 9644-47-1938-00 and 9644-47-2965-00 as depicted on Tax Map 9644.01, from Light Industrial (LI) to Residential Agricultural (RA); and,

WHEREAS, said request has been presented to the Planning Board of Lee County; and

WHEREAS, the Lee County Board of Commissioners conducted a public hearing on February 17, 2025 to receive citizen input on the requested zoning map amendment; and

WHEREAS, the Lee County Board of Commissioners approves the request to amend the Official Zoning Map of Lee County;

NOW, THEREFORE, BE IT ORDAINED BY THE LEE COUNTY BOARD OF COMMISSIONERS:

The Official Zoning Map is hereby amended to rezone two adjoining tracts of land located to the rear/west of 3211 Hawkins Avenue, totaling 1.04 acres +/- with frontage on Sunset Drive (a mapped right-of-way off of Hawkins Avenue that is developed with a private driveway) and identified as Lee County Tax Parcels 9644-47-1938-00 and 9644-47-2965-00 as depicted on Tax Map 9644.01, from Light Industrial (LI) to Residential Agricultural (RA). See Exhibit A.

In making this decision, the Lee County Board of Commissioners hereby determined that the request is not consistent with the *Plan SanLee* land use designation of Maker District because this place type does not include industrial zoning or industrial land uses. The request is, however, reasonable given the location of the site on Sunset Drive within an older residential subdivision that was not fully developed.

ADOPTED this the 3rd day of March 2025.

ATTEST:

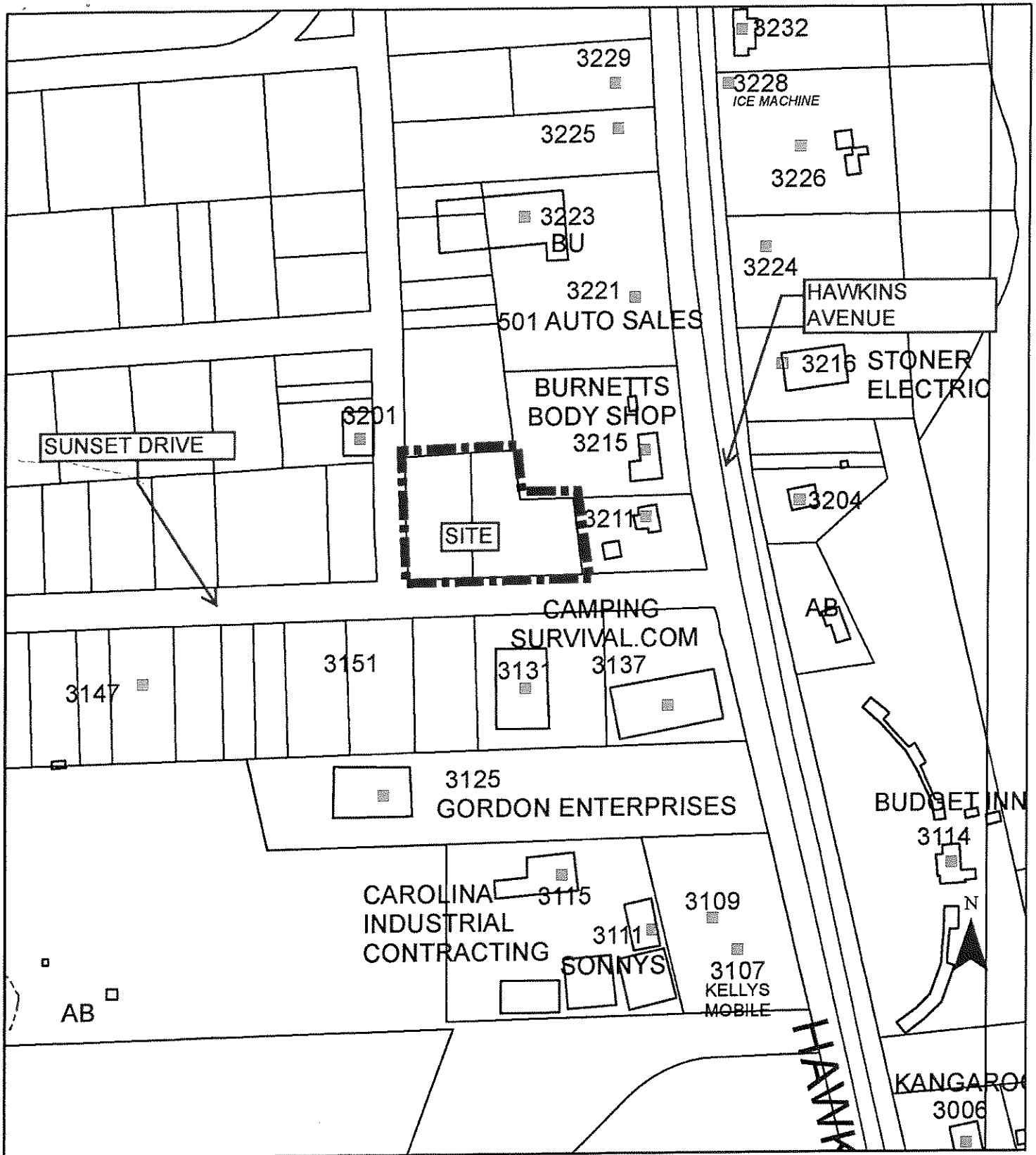
Hailey Hall, Clerk to the Board



Kirk D. Smith, Chairman
Lee County Board of Commissioners

APPROVED AS TO FORM:

Whitney Parrish, Lee County Attorney



REZONING APPLICATION

Rezone 1.04 acres off of Sunset Drive via Hawkins Avenue
from Light Industrial (LI) to Residential Agricultural (RA).

This is a graphic illustration and not a legal document.
All information is comprised of layers of data that may or may not align correctly.