

**STATEMENT OF CIRCUMSTANCES, FACTORS, AND REASONS IN SUPPORT
OF PROPOSED ZONING MAP OR TEXT AMENDMENT**

**FOR CATAWBA COUNTY REZONING/ORDINANCE TEXT
AMENDMENT APPLICATION**

1399 & 1381 EAST END COURT
PINS 376009271032 & 376009261827

The surrounding area is being increasingly developed with residential development. With this increasing density, residents need convenient and localized access to retail establishments that provide everyday household items and food. The proposed zoning map amendment will promote public health and general welfare by providing the opportunity to develop the subject site into a retail location that provides food and retail health products in a rural area which may otherwise lack meaningful, convenient access to these items. The proposed zoning map amendment will promote the public safety by reducing the time that nearby residents drive to further away retail establishments for everyday consumer goods and food, thereby reducing the risk that these residents would become involved in automobile accidents. With increasing surrounding residential density, the need for neighborhood-serving retail establishments increases, and the proposed rezoning will provide the opportunity to meet this need.