



TITLE: ZONING MAP CHANGE: REZ-25-01-28-00213, OLD WELL B3 LLC (APPLICANT); PROPERTY PARCEL: 313222, LOCATED AT 2323 B SOUTH POINT RD., BELMONT, NC, REZONE FROM THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on May 27, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 313222
Applicant(s): Old Well B3 LLC
Owner(s): Old Well B3 LLC
Property Location: 2323 B South Point Rd., Belmont
Request: Rezone from the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change request for parcel 313222, located at 2323 B South Point Rd., Belmont, NC, to be rezoned from the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays on May 5, 2025, based on: staff recommendations; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel commercial in nature as envisioned by the suburban development future land use designation.

Motion: Brooks Second: Hurst Vote: Unanimous
Aye: Brooks, Crane, Harris, Horne, Harvey, Hurst, Marcantel, Sadler, Williams
Nay: None
Absent: Magee
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

| NO. | DATE | M1 | M2 | JBailey | CBrown | CCloninger | AFraley | BHovis | TKeigher | SShehan | Vote |
|----------|------------|----|----|---------|--------|------------|---------|--------|----------|---------|-------|
| 2025-137 | 05/27/2025 | BH | JB | A | N | N | A | A | A | N | 4 - 3 |

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: REZ-25-01-28-00213, Old Well B3 LLC (Applicant); Property Parcel: 313222, Located at 2323 B South Point Rd., Belmont, NC, Rezone from the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

Page 2

WHEREAS, The Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:


- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel commercial in nature as envisioned by the suburban development future land use designation.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 313222, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

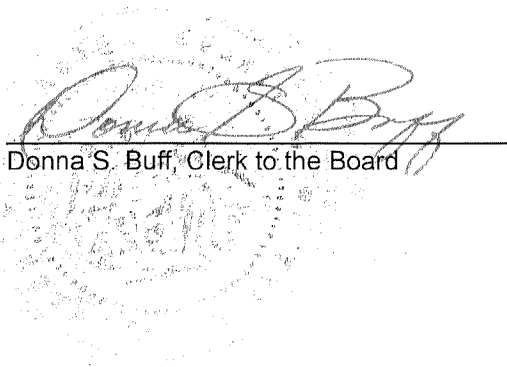


Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board



GASTON COUNTY REZONING APPLICATION (REZ-25-01-28-00213)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

Applicant(s):

Old Well B3 LLC

Property Owner(s):

Old Well B3 LLC

Parcel Identification (PID):

313222

Property Location:

2323 B South Point Rd

Total Property Acreage:

4.004

Acreage for Map Change:

4.004

Current Zoning:

C-1 with (US) Urban Standards and (CH) Corridor Highway overlays

Proposed Zoning:

C-3 with (US) Urban Standards and (CH) Corridor Highway overlays

Existing Land Use:

Trailer, RV and Boat storage (existing non-conforming)

Proposed Land Use:

Mini-warehouse with Open-Air Storage

COMPREHENSIVE LAND USE PLAN

Area 4: Southeast: The Garden Gaston

Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, maintaining enhanced quality of life.

Comprehensive Plan future Land Use:

Suburban Development consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multifamily houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Municipal water / private septic

Road Maintenance:

North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

Department of Environmental Health: A septic permit is needed when the type of business is determined.

A letter from the Gaston Cleveland Lincoln MPO is included in the staff packet.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

The subject property is in a small commercial pocket of the county along South Point Rd in Belmont. Surrounding zoning districts include (C-1), (C-3), (I-1) and (R-1). Nearby uses include a storage facility, miscellaneous commercial business, a large power plant, and single-family homes.

The commercial structure was built in 1989 and classified as a service garage by Gaston County tax department. The updated classification of mini warehouse with open-air storage use in the (C-3) zoning district was determined to be the best fit under the existing ordinance.

If approved, any uses allowed in the (C-3) General Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD MEETING DATE

The Planning Board met in regular session on May 5, 2025, and recommended approval of the request by a unanimous 9 to 0 vote based on the following:

- This is a reasonable request and in the public interest and
- It is consistent with the goals of the comprehensive land use plan as it will maintain the single-family residential area as envisioned by the Rural land use designation.

Attachments: Application, Maps



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-01-28-00213, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will keep the parcel commercial in nature as envisioned by the suburban development future land use designation.

These findings are supported by a 9 – 0 vote by the Gaston County Planning Board during its May 5, 2025, meeting.



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3966

GENERAL REZONING APPLICATION Application Number: REZ-

Applicant ☒ Planning Board (Administrative) ☐ Board of Commission (Administrative) ☐ FTJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Old Well B3 LLC

(Print Full Name)

Mailing Address: 2349 Plastics Drive, Suite 100, Gastonia, NC 28054

(Include City, State and Zip Code)

Telephone Numbers:

(Area Code) Business

(Area Code) Home

Email: shuaib@cougarinc.net

** If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application*

B. OWNER INFORMATION

Name of Owner: Old Well B3 LLC

(Print Full Name)

Mailing Address: 2349 Plastics Drive, Suite 100, Gastonia, NC 28054

(Include City, State and Zip Code)

Telephone Numbers:

(Area Code) Business

(Area Code) Home

Email: shuaib@cougarinc.net

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 2323-B South Point Road, Belmont, NC 28012

Parcel Identification (PID): 313222

Acreage of Parcel: 4.004 +/- Acreage to be Rezoned: 4.004 +/- Current Zoning: C-1

Current Use: Trailer, RV and Boat Storage (approved non-conforming use). Proposed Zoning: C-3

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner:

Name of Property Owner:

Mailing Address:

Mailing Address:

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone:

(Area Code)

Telephone:

(Area Code)

Parcel:

(If Applicable)

Parcel

(If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 313222
hereby give Old Will B3 LLC consent to execute this proposed action.
(Name of Applicant)

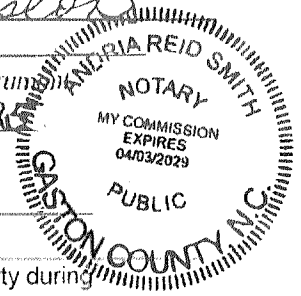
[Signature]
(Signature)

1/27/25
(Date)

I, Andria Reid Smith, a Notary Public of the County of Gaston
State of North Carolina, hereby certify that Lakshmi Shuaib Rafiq
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the 27th day of January, 2025.

Andria Reid Smith
Notary Public Signature

04/03/2029
Commission Expiration



(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

[Signature]
Signature of Property Owner or Authorized Representative

1/27/25
Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

- ☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

- ☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: _____

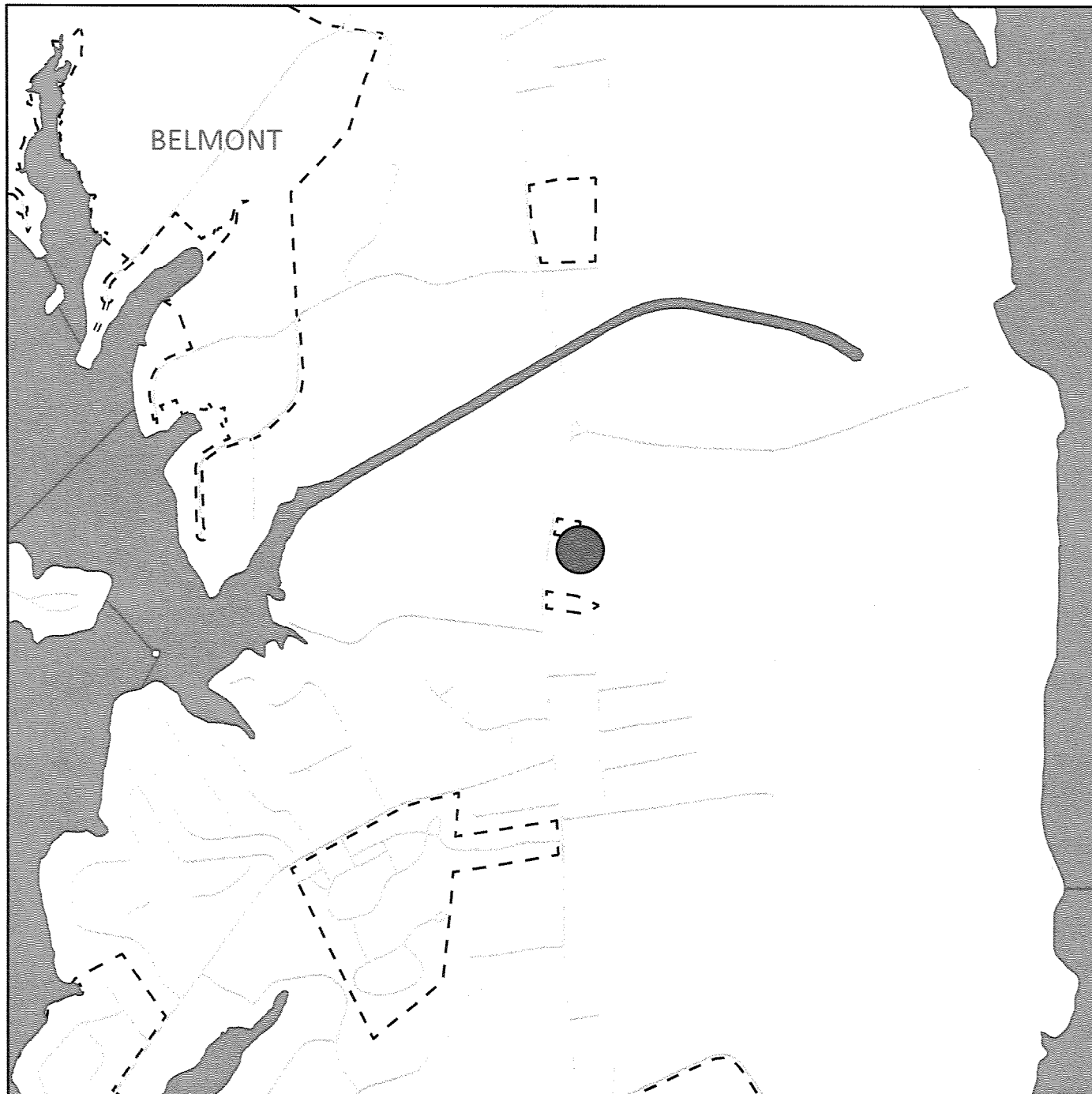
Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

| X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to Use | |
|---|-----|
| | C-3 |
| Dwelling, Manufactured Home Class C | Es |
| Dwelling, Manufactured Home Class D | Es |
| Manufactured Home Park | Es |
| Abattoir Class 1 | SP |
| Abattoir Class 2 | SP |
| Aircraft Sales & Service | SP |
| Essential Services Class 3 | SP |
| Offices, Excluding Medical, 100,000-199,999sqft GFA | SP |
| Offices, Excluding Medical, 200,000+sqft GFA | SP |
| Theater, outdoor movie | SP |
| Transit Station | SP |
| Check Cashing Establishment, Open Up to 24 hrs | SP |
| Marina, Commercial | SP |
| School, Elementary & Middle (public & private) | SP |
| School, Senior High (public & private) | SP |
| Septic Tank Cleaning Service | SP |
| Zoo | SP |
| Truck Stop | SP |
| Railroad Terminal & Yard | SP |
| Amusement Park | SP |
| Bus and Train Terminal, Passenger | SPs |
| Airport, Airstrip, Freight & Flying Service | SPs |
| Animal Kennel | SPs |
| Race Track, Large | SPs |
| Solid Waste & Septic Tank Vehicle Storage Facility | SPs |
| Telecommunication Tower & Facilities | SPs |
| Tower and/or Station, Radio & Television Broadcast | SPs |
| Animal Shelter | SPs |
| Farmers Market | SPs |
| Contractor's Office and Equipment / Storage Yard | SPs |
| Amusement and Sporting Facility, Outdoor | SPs |
| Animal Hospital (Outdoor kennel) | SPs |
| Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats | SPs |
| Camping and Recreational Vehicle Park | SPs |
| Continuing Care Facility | SPs |
| Correctional Facility | SPs |
| Motel | SPs |
| Retail, 100,000+sqft GFA | SPs |
| Rodeo / Accessory Rodeo | SPs |
| Shopping Center, 100,000+sqft GFA | SPs |
| Baseball Hitting Range | X |
| Farm Supply Store, with outdoor storage | X |
| Farm Supply Store, without outdoor storage | X |
| Business Services | X |
| Contractor's Office | X |
| Contractor's Office and Operation Center | X |
| Day Care Center, Accessory | X |
| Distribution / Wholesale / Storage Operation | X |
| Essential Services Class 1 | X |
| Essential Services Class 4 | X |
| Financial Institution (excluding principal use ATMs) | X |
| Heavy, Industrial, Farm Equipment Sales and Services | X |
| Laboratories - Dental, Medical | X |
| Medical Offices, 0-49,999sqft GFA | X |
| Medical Offices, 50,000-99,999sqft GFA | X |
| Offices, Excluding Medical, 0-49,999sqft GFA | X |
| Offices, Excluding Medical, 50,000-99,999sqft GFA | X |
| Post Office | X |
| Recycling Deposit Station, accessory | X |

| | |
|---|----|
| Sign Shop | X |
| Warehouse, 0-99,999sqft GFA | X |
| Warehouse, 100,000+sqft GFA | X |
| Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales | X |
| Photo finish Laboratory | X |
| Crematorium | X |
| Lawn and Garden Center | X |
| Monument Sales | X |
| Auction House | X |
| ABC Store | X |
| Amusement and Sporting Facility, Indoor (unless use specifically listed) | X |
| Amusement Arcade | X |
| Animal Grooming Service for household pet (indoor kennels) | X |
| Art Gallery | X |
| Bail Bond | X |
| Billiard Parlor | X |
| Bowling Lanes | X |
| Brew Pub | X |
| Check Cashing Establishment, Closed 12AM to 5AM | X |
| Cleaning & Maintenance Service | X |
| College / University | X |
| Conference / Retreat / Event Center | X |
| Exterminators Office | X |
| Food Pantry | X |
| Food Store, 10,000+sqft GFA | X |
| Furriers | X |
| Game Room | X |
| Glass & Mirror Shop | X |
| Grooming Services | X |
| Gunsmith, Gun & Ammunition Sales | X |
| Hardware Store | X |
| Health Club, Spa, Gymnasium (principal use) | X |
| Library | X |
| Museum | X |
| Personal Business Services | X |
| School for the Arts | X |
| Theater, indoor movie | X |
| Upholstery Shop | X |
| Moving & Storage Facilities | X |
| Building Material and Lumber Sales | X |
| Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats | X |
| Food Store, 0-9,999sqft GFA | X |
| Funeral Homes | X |
| Automobile Repair Shop / Automobile, Truck Sales, Accessory | Xs |
| Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental | Xs |
| Flea Market, Indoor | Xs |
| Flea Market, Outdoor | Xs |
| Automobile Body Shop / Automobile, Truck Sales, Accessory | Xs |
| ATM (Automated Teller Machine) | Xs |
| Automobile Hobbyist | Xs |
| Bona Fide Farms | Xs |
| Church / Place of Worship | Xs |
| Convenience Store, Closed 12AM to 5AM | Xs |
| Convenience Store, Open up to 24 hours | Xs |
| Electronic Gaming Operation | Xs |
| Essential Services Class 2 | Xs |
| Flex Space | Xs |
| Machine, Metal, Wood Working, Welding Shop | Xs |
| Manufactured Goods, Class 1 | Xs |
| Military Reserve Center | Xs |





| | |
|---|--------|
| Mini-Warehouse | Xs |
| Parking Lot | Xs |
| Portable Toilet Service | Xs |
| Recycling Deposit Station, principal use | Xs |
| Restaurant | Xs |
| School, Vocation | Xs |
| Special Events Facility | Xs |
| Special Events Facility, Accessory | Xs |
| Telecommunication Antennae & Equipment Buildings | Xs |
| Telecommunication Tower, Freestanding Monopole, up to 199.9ft | Xs |
| Wood Waste Grinding Operation | Xs |
| Paint Ball / Laser Tag Facility | Xs |
| Assisted Living Center | Xs |
| Automobile Detail Shop | Xs |
| Breweries (including micro breweries and cideries) | Xs |
| Car Wash, Automatic | Xs |
| Cemetery | Xs |
| Charitable Service Facility | Xs |
| Country Club | Xs |
| Day Care Center, Class B | Xs |
| Day Care Center, Class C | Xs |
| Dwelling, Mixed Use | Xs |
| Golf Course; Golf Driving Range; Golf Miniature | Xs |
| Health and Behavioral Care Facility | Xs |
| Hotel or Full Service Hotel | Xs |
| Laundromat, Closed 12AM to 5AM | Xs |
| Laundromat, Open Up to 24 hrs | Xs |
| Maternity Home | Xs |
| Nursery (Garden) | Xs |
| Nursing Home, Rest Home | Xs |
| Produce Stand | Xs |
| Race Track, Small | Xs |
| Recreation Center and Sports Center | Xs |
| Retail, 0-24,999sqft GFA | Xs |
| Retail, 25,000-49,999sqft GFA | Xs |
| Retail, 50,000-99,999sqft GFA | Xs |
| Shopping Center, 25,000-49,999sqft GFA | Xs |
| Shopping Center, 50,000-99,999sqft GFA | Xs |
| Shopping Center, 0-24,999sqft GFA | Xs |
| Swimming Pool, Sales, Service & Supplies | Xs |
| Tire Sales, new or used | Xs |
| Restaurant, within other facilities | Xs |
| Adult Establishments | Xs |
| Planned Unit Development (PUD) | Xs/CDs |
| Automobile Service Station / Automobile, Truck Sales, Accessory | Xs/SPs |
| Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory | Xs/SPs |
| Bus Charter Service | Xs/SPs |
| Club, Private (without Adult Entertainment) | Xs/SPs |
| Commercial Vehicle and Truck Storage | Xs/SPs |
| Firing Range, Indoors, principal use | Xs/SPs |
| Lounge / Nightclub | Xs/SPs |
| Park | Xs/SPs |
| Restaurant, with drive thru | Xs/SPs |
| Animal Hospital, (Indoor kennel) | Xs/SPs |
| Car Wash, Self Service | Xs/SPs |
| Food Catering Facility | Xs/SPs |
| Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0 - 9,999sqft GFA | Xs/SPs |
| Fraternal & Service Organization Meeting Facility (non- or not-for profit), 10,000+sqft GFA | Xs/SPs |
| Stadium | Xs/SPs |



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES


VICINITY MAP
REZ-25-01-28-00213

LEGEND

-  Roads
-  Municipalities
-  Rivers
-  Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS

0 0.075 0.15 0.3 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-01-28-00213

LEGEND

— Roads

□ Parcels

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0 0.00.01 0.03 Miles





ZONING MAP

REZ-25-01-28-00213

LEGEND

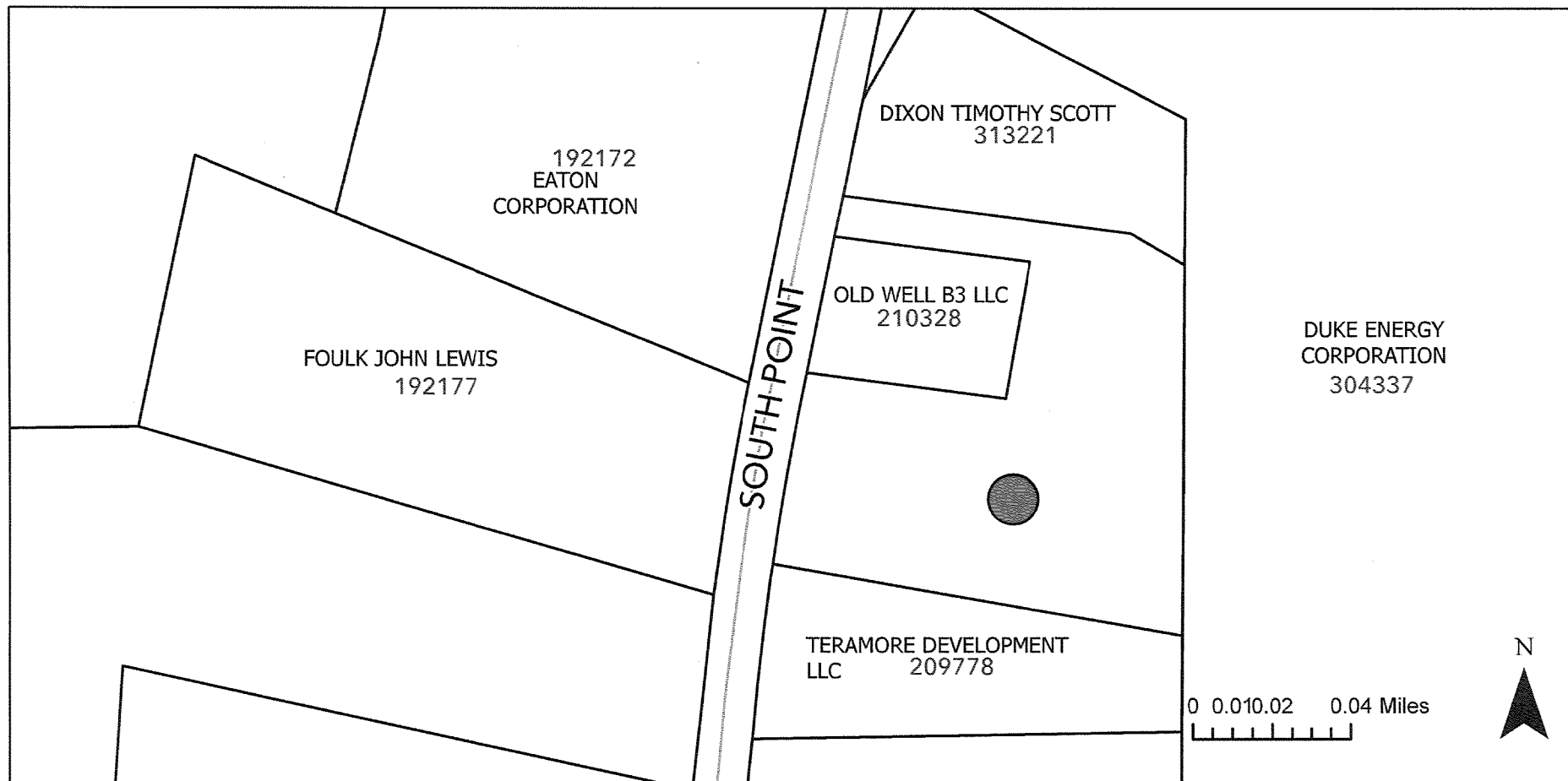
| | |
|------------------|--------------|
| — Roads | □ R-1 |
| ▭ Parcels | TYPE |
| ZONE TYPE | ◆ CH OVERLAY |
| ■ C-1 | ✓ US OVERLAY |
| ■ C-3 | ▭ Parcels |
| □ CU/C-3 | — Roads |
| ■ I-3 | |

▭ Subject Parcel

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0 0.01 0.03 0.06 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-01-28-00213

LEGEND

● Subject Parcel

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Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Jaime Lisi, Planner I, Building & Development Services
From: Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO
Date: April 30th, 2025
Subject: South Point Road - GCLMPO Site Plan Review

Thank you for the opportunity to provide comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the site plan in accordance with the adopted Comprehensive Transportation Plan (CTP), the 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 2323 South Point Road, #B, Belmont, NC, 28012. PID: 313222. On behalf of the GCLMPO, I offer the following comments:

1. The widening of South Point Road (NC 273). is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along South Point Road (NC 273) is 60 ft
2. According to the 2050 MTP, there will be a widening project of South Point Road (NC 273).
3. The CTP shows recommended bike facilities improvements along South Point Road (NC 273). These improvements are unfunded at this time
4. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.
5. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 25-246

Commissioner Bailey - Building & Development Services - Zoning Map Change: REZ-25-01-28-00213, Old Well B3 LLC (Applicant); Property Parcel: 313222, Located at 2323 B South Point Road, Belmont, NC, Rezone from the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

STAFF CONTACT

Jaime Lisi - Planner I - 704-898-1342

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Old Well B3 LLC (Applicant); Property Parcel: 313222, Located at 2323 B South Point Road, Belmont, NC, Rezone from the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays. A public hearing was advertised and held on May 27, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on May 5, 2025, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps and GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

| NO. | DATE | M1 | M2 | JBailey | CBrown | CCloninger | AFraley | BHovis | TKeigher | SShehan | Vote |
|----------|------------|----|----|---------|--------|------------|---------|--------|----------|---------|-------|
| 2025-137 | 05/27/2025 | BH | JB | A | N | N | A | A | A | N | 4 - 3 |

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