



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-10 BEATY AND UNION LLC (APPLICANT); PROPERTY PARCEL: 212549 (PART OF), LOCATED AT 4531 BEATY RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED AND (C-3) GENERAL COMMERCIAL ZONING DISTRICTS W/ (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT W/ (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on August 27, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 212549 (part of)  
Applicant: BEATY and UNION LLC  
Owner(s): BEATY and UNION LLC  
Property Location: 4531 Beaty Rd., Gastonia, NC  
Request: Rezone Parcel 212549 (part of) from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts w/ (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District w/ (CH) Corridor Highway and (US) Urban Standards 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 for parcel: 212549 (part of), located at 4531 Beaty Rd., Gastonia, NC, from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts w/ (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District w/ (CH) Corridor Highway and (US) Urban Standards Overlays on August 27, 2019 based on: the public hearing comment, staff recommendation, the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The property in question is in a future land use designation of both Rural Center and Suburban Development. Rural Center supports commercial development needed for the population living in the

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:

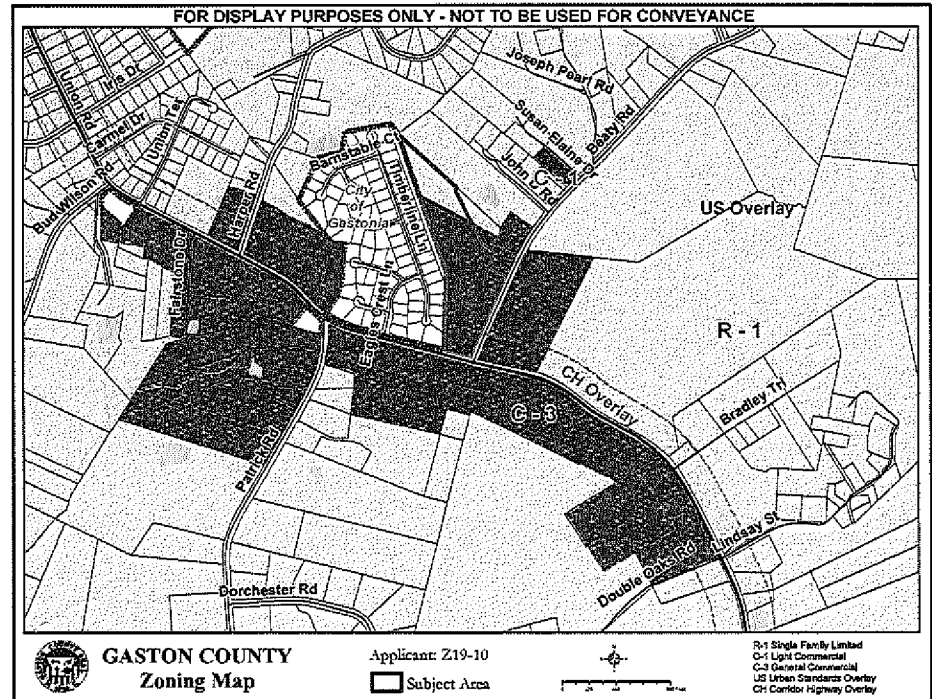
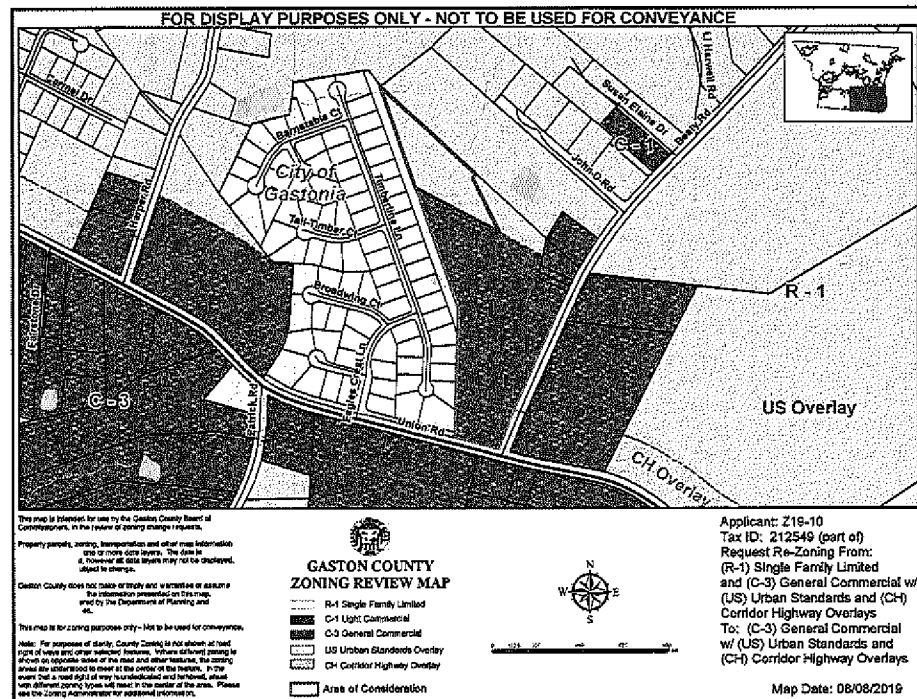
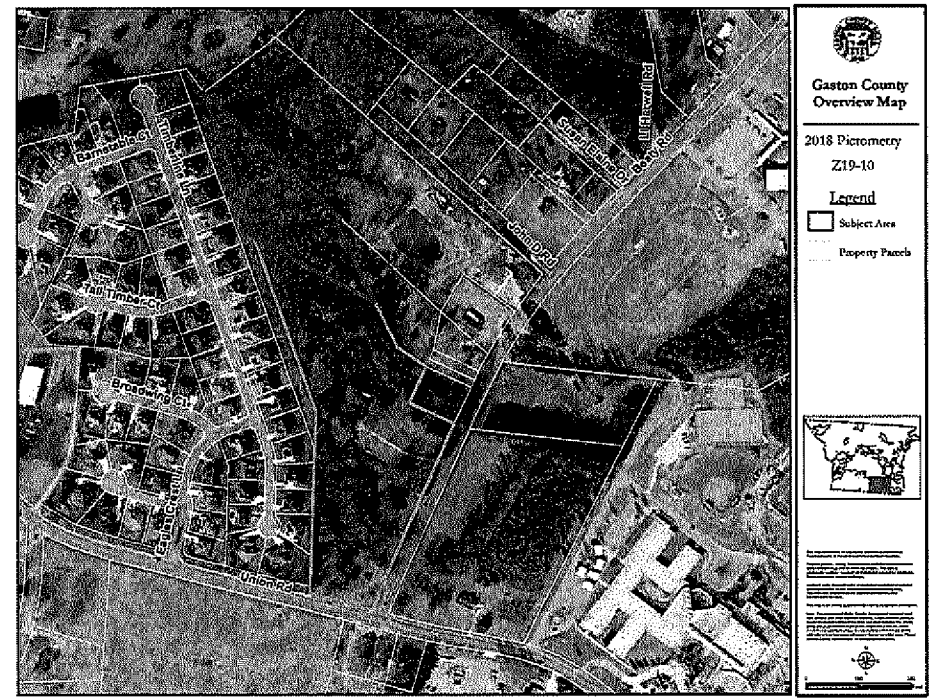
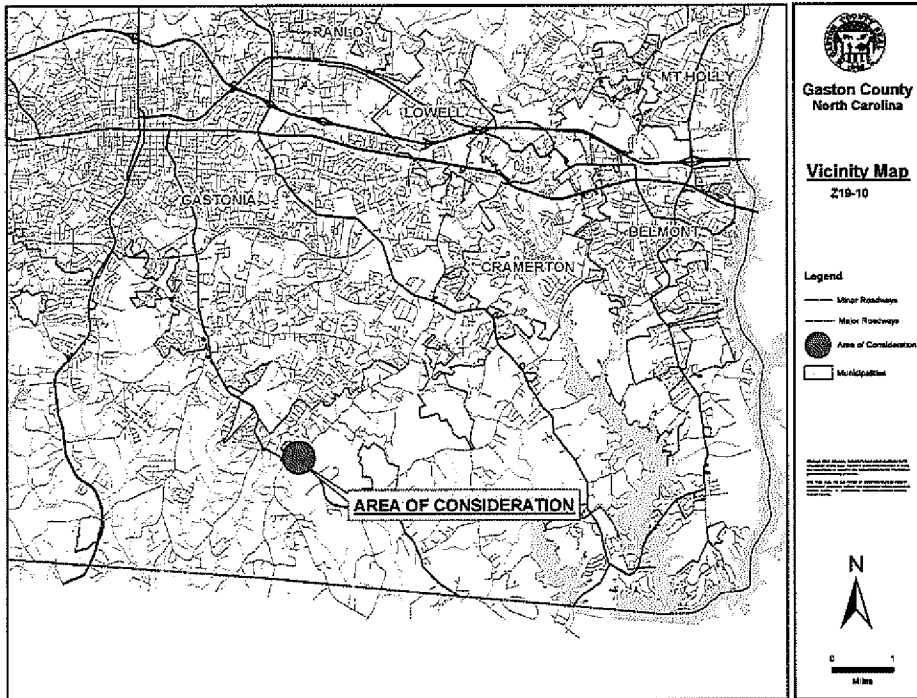
| NO.      | DATE       | M1 | M2 | CBrown | JBrown | AFraley | BHovis | TKeigher | JPhillbeck | RWorley | Vote  |
|----------|------------|----|----|--------|--------|---------|--------|----------|------------|---------|-------|
| 2019-244 | 08/27/2019 | CB | RW | A      | N      | A       | A      | A        | A          | A       | 6 - 1 |

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# Gaston County

Gaston County  
Board of Commissioners  
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## Planning Board Action

File #: 19-336

Commissioner Keigher - Planning & Development Services - Zoning Map Change: Z19-10 BEATY and UNION LLC (Applicant); Property Parcel: 212549 (part of), Located at 4531 Beaty Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts w/ (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District w/ (CH) Corridor Highway and (US) Urban Standards Overlays

### STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

### BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. BEATY and UNION LLC (Applicant); Rezone Parcel: 212549 (part of) from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts w/ (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District w/ (CH) Corridor Highway and (US) Urban Standards Overlay. A joint public hearing was advertised and held on August 27, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, 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

Resolution - Z19-10; Maps - Z19-10

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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 | CBrown | JBrown | AFriley | BHovis | TKeigher | TPhilbeck | RWorley | Vote |
|----------|------------|----|----|--------|--------|---------|--------|----------|-----------|---------|------|
| 2019-244 | 08/27/2019 | CB | RW | A      | N      | A       | A      | A        | A         | A       | 6-1  |

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