

RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-23-04-03-

00149, MBI CAROLINAS LLC (APPLICANT); PROPERTY PARCELS: 207357 & 207358, LOCATED AT 505 & 509 CATAWBA POINT WAY, BELMONT, NC, REZONE FROM (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/C-1) CONDITIONAL DISTRICT LIGHT COMMERCIAL ZONING DISTRICT WITH (US)

URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held

on June 13, 2023 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 207357 & 207358
Applicant(s): MBI Carolinas LLC
Owner(s): MBI Carolinas LLC

Property Location: 505 & 509 Catawba Point Way

Request: Rezone from (R-2) Single Family Moderate Zoning District with

(US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban

Standards Overlay

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 disapproval of the map change for parcels: 207357 & 207358, located at 505 & 509 Catawba Point Way, Belmont, NC, from (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban Standards Overlay on June 5, 2023 based on: staff recommendation and that the request is not consistent with the County's Comprehensive Land Use Plan. This is not a reasonable request and in the public interest. The proposed zoning district is not consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it does not assist in maintaining enhanced quality of life for the neighboring properties of Goal 4 (enhancing the quality of life to allow persons to have items while keeping their properties looking nice and supporting a standard of development within the County). The proposed conditions do not assist in it meeting the CLUP shown on the rezoning site plan.

Motion: Horne Second: Brooks Vote: Unanimous

Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Vinson

Nay: None

Absent: Marcantel, Sadler

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:

Zoning Map Change: Conditional District REZ-23-04-03-00149, MBI Carolinas LLC (Applicant); Property Parcels: 207357 & 207358, Located at 505 & 509 Catawba Point Way, Belmont, NC, Rezone from (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban Standards Overlay Page 2

NOW, THEREFORE, BE IT RESOLVED 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) or (is not consistent) with the County's approved Comprehensive Land Use Plan and the Commission considers this action to be (reasonable) or (not reasonable) and in the public interest, based on:

Therefore, the map change request for Property parcels: 207357 & 207358, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Resolution) or (hereby disapproved).

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

Exhibit A Conditions of Approval REZ-23-04-03-00149

"To be attached upon approval"