

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
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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"