

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-22-09-15-00128, APPALOOSA REAL ESTATE PARTNERS, LLC (APPLICANT); PROPERTY PARCEL: 192178 AND A PORTION OF 192169, LOCATED ON SOUTH POINT ROAD, BELMONT, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED WITH (US), (SV), AND (CH) OVERLAYS TO THE (C-3) GENERAL COMMERCIAL WITH (US), (SV), AND (CH) OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on January 24, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	192178 and a portion of 192169
Applicant(s):	Appaloosa Real Estate Partners, LLC
Owner(s):	Harbor Inn/Brevard LLC
Property Location:	South Point Road, Belmont
Request:	Rezone from (R-1) Single Family Limited with (US), (SV), and (CH) Overlays to the (C-3) General Commercial with (US), (SV), and (CH) 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 ID 192178 and a portion of 192169 located on South Point Rd., Belmont, NC, from (R-1) Single Family Limited with (US), (SV), And (CH) Overlays to the (C-3) General Commercial with (US), (SV), and (CH) Overlays on January 9, 2023 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. The proposed use is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as the future land use for this area is suburban development. Suburban development areas consist of single-family residential areas that exist around commercial pockets. The rezoning of this property from residential to commercial is harmonious with the existing commercial zones and uses in the immediate vicinity.

Motion:SadlerSecond:HouchardVote:UnanimousAye:Crane, Harris, Horne, Houchard, Sadler, VinsonNay:NoneAbsent:Brooks, Hurst, MageeAbsent:Brooks, Hurst, MageeAbstain:NoneAbsent:Absent:Absent:

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: REZ-22-09-15-00128, Appaloosa Real Estate Partners, LLC (Applicant); Property Parcel: 192178 and a Portion of 192169, located on South Point Road, Belmont, NC, Rezone from (R-1) Single Family Limited with (US), (SV), and (CH) Overlays to the (C-3) General Commercial with (US), (SV), and (CH) Overlays

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: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 192178 and a portion of 192169, is (hereby approved, 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