



**TITLE: ZONING MAP CHANGE: REZ-24-01-25-00169, JOHN FOULK (APPLICANT); PROPERTY PARCEL: 192177, LOCATED AT 2320 SOUTH POINT RD., BELMONT, NC, REZONE FROM THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY OVERLAY TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on March 26, 2024, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 192177

Applicant(s): John Foulk

Owner(s): John Lewis Foulk

Property Location: 2320 South Point Rd., Belmont

Request: Rezone from the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay to the (C-3) General Commercial Zoning District with (CH) Corridor Highway 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 approval of the map change for parcel 192177, located at 2320 South Point Rd., Belmont, NC, from the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay to the (C-3) General Commercial Zoning District with (CH) Corridor Highway Overlay on March 4, 2024, 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. It is consistent with the goals of the Comprehensive Land Use Plan as the parcel will remain commercial within this suburban development area and support immediate neighborhood needs such as storage and lawn services.

Motion: Magee

Second: Crane

Vote: 6-0

Aye: Crane, Harris, Horne, Hurst, Magee, and Marcantel

Nay: None

Absent: Brooks, Houchard, Sadler, and Vinson

Abstain: None

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**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:

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Zoning Map Change: REZ-24-01-25-00169, John Foulk (Applicant); Property Parcel: 192177, Located at 2320 South Point Rd., Belmont, NC, Rezone from the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay to the (C-3) General Commercial Zoning District with (CH) Corridor Highway Overlay  
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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) 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: 192177, 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.

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Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:

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Donna S. Buff, Clerk to the Board