



**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)** or **(disapproval)** 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, and the request is **(in accordance with)** or **(not in accordance with)** the County's Comprehensive Land Use Plan.

Motion:	Second:	Vote:
Aye:		
Nay:		
Absent:		
Abstain:		

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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: 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

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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 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. Property parcel: 212549 (part of), is hereby (**approved**) or (**disapproved**), effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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Tracy L. Philbeck, Chairman  
Gaston County Board of Commissioners

Attest:

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Donna S. Buff, Clerk to the Board