

RESOLUTION TITLE: ZONING MAP CHANGE: Z19-10 BEATY AND UNION LLC (APPLICANT); PROPERTY PARCEL: 212549 (PART 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 BEATY and UNION LLC

Owner(s): 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.

Laserfiche Users

the Planning Board recommended approval 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, the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The property in question is in a future land use designation of both Rural Center and Suburban Development. Rural Center supports commercial development needed for the population living in the

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 taken by the Board of Commissioners as follows: NO. DATE M2 **CBrown JBrown** *AFral*ęy **BHovis** TKeigher M1 2019-244 08/27/2019 CB RW Ν Α Α Α DISTRIBUTION:

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 Page 2

surrounding area. Suburban Development represents residential development and commercial development to support the residential uses. The use, going from (R-1) and (C-3) to exclusively (C-3), with supplemental overlays, is consistent with the comprehensive plan since both future land use designations contemplates commercial development in such areas. The area to be rezoned abuts Union Road, a main road in Gaston County that makes commercial development appropriate.

Motion: Sain

Second: Hollar Vot

Vote: Unanimous

Aye: Attaway, Barber, Hurst, Harris, Hollar, Horne, Houchard, Sain, Vinson

Nay: None Absent: Ally Abstain: None

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 with the County's approved Comprehensive Land Use Plan. The property in question is in a future land use designation of both Rural Center and Suburban Development. Rural Center supports commercial development needed for the population living in the surrounding area. Suburban Development represents residential development and commercial development to support the residential uses. The use, going from (R-1) and (C-3) to exclusively (C-3), with supplemental overlays, is consistent with the comprehensive plan since both future land use designations contemplates commercial development in such areas. The area to be rezoned abuts Union Road, a main road in Gaston County that makes commercial development appropriate.

The Commission considers this action to be 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, effective with the passage of this Resolution.

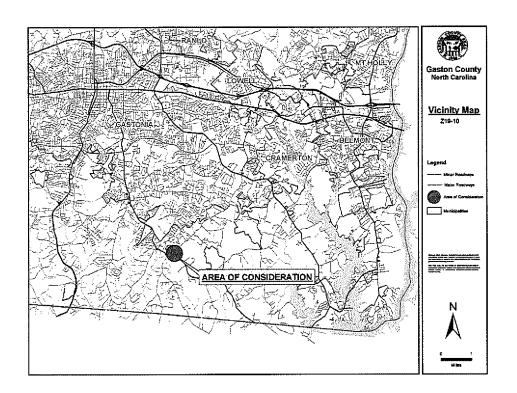
2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Tracy L. Philbeck, Chairman

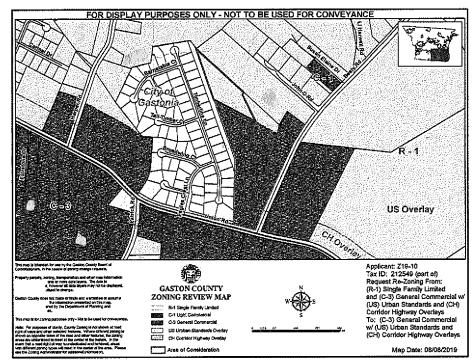
Gaston County Board of Commissioners

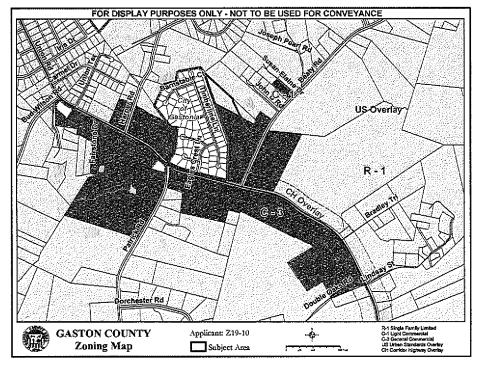
Attest:

Donna S. Buffaplerk to the Board











Gaston County

Gaston County Board of Commissioners www.gastongov.com

Planning Board Action

File #: 19-336

Commissioner Keigher - Planning & Development Services - 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

STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. BEATY and UNION LLC (Applicant); 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 Overlay. A joint public hearing was advertised and held on August 27, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - Z19-10; Maps - Z19-10

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NO.	DATE	М1	M2	CBrown	JBrown	AFraey	BHovis	TKeigher	*TPhilipeck Rworley Vote
2019-244	08/27/2019	СВ	RW	А	N	A	A	Α	A
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