



**TITLE: ZONING MAP CHANGE: REZ-25-03-04-00216, GRY3, LLC (APPLICANT);
PROPERTY PARCEL: 173490, LOCATED AT 14742 LUCIA RIVERBEND
HWY., STANLEY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED
ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR
HIGHWAY OVERLAYS TO THE (C-1) LIGHT COMMERCIAL ZONING
DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR
HIGHWAY OVERLAYS**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on May 27, 2025 and August 26, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 173490
Applicant(s): GRY3, LLC
Owner(s): GRY3, LLC
Property Location: 14742 Lucia Riverbend Hwy., Stanley
Request: Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway 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 request for parcel 173490, located at 14742 Lucia Riverbend Hwy., Stanley, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays on May 5, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation.

Motion: Marcantel Second: Sadler Vote: Unanimous
Aye: Brooks, Crane, Harris, Harvey, Horne, Hurst, Marcantel, Sadler, Williams
Nay: None
Absent: Magee
Abstain: None

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-25-03-04-00216, GRY3, LLC (Applicant); Property Parcel: 173490, Located at 14742 Lucia Riverbend Hwy., Stanley, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

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: 173490, is **(hereby approved, effective with the passage of this Ordinance)** or **(hereby disapproved)** to be rezoned to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays.
- 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