







Parallel Conditional Use Permit (PCUP): PCUP19-02 John Walker (Applicant), Property Parcels 154088 and 154087, Located at 418 Sparrow Springs Rd., Kings Mountain, NC, Request for a PCUP Zoning District from the (I-2) General Industrial and (RS-12) Single Family 12,000 Square Feet Zoning Districts with (US) Urban Standards Overlay to the (CU/C-1) Conditional Use / Light Commercial Zoning District with (US) Urban Standards Overlay (PCUP), in order to allow Multi Family Residential / Retail, 0-24,999 sq ft GFA  
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2) Based on evidence provided in sworn testimony at the public hearing, the Board of Commissioners made the following findings of fact:

a) The proposed development will not materially endanger the public health or safety if located where proposed and developed according to plan, based on:

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

b) The use meets all required conditions and specifications, based on:

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

c) The proposed development will not substantially injure the value of adjoining or abutting property unless it is a public necessity, based on:

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

d) The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted Land Use Plan and other plans for the physical development of the County as adopted by the Board of Commissioners, based on:

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

3) Making all findings of fact in the affirmative, the Board of Commissioners (**approves**) or (**disapproves**) of the Parallel Conditional Use Permit (PCUP) with the following recommended conditions:

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Parallel Conditional Use Application (PCUP19-02)Conditions

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto of any part thereof is held invalid or void, then this permit shall be void and no effect.
3. Unless the Board of Commissioners issues a Conditional Use Permit which either is specifically exempt from any time constraints or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of the Conditional Use Permit.
4. Development shall meet all local, state and federal requirements.
5. The dumpster in the future commercial area (identified as Office/Store & Laundry & Restaurant) shall not deviate more than 10% without prior approval by the Zoning Administrator.
6. All proposed buildings encroaching on zoning setbacks shall comply with NC Building Code minimum required setbacks, for fire separation distance purposes, between the property line and the building. These adjustments, if approved, shall not be included as part of the Zoning Administrators 10% allowable deviation approval and shall be permitted.

Motion:

Second:

Vote:

Aye:

Nay:

Absent:

Abstain:

- 4) 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