

Zoning Map Change: Conditional District REZ-25-01-03-00204, Jay Oliver (Applicant); Property Parcel: 154004, Located at 4914 Linwood Rd., Kings Mountain, NC, Rezone from the (C-1) Light Commercial Zoning District with the (US) Urban Standards Overlay to the (CD/C-1) Conditional Zoning District with the (US) Urban Standards Overlay
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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. 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: 154004, is **(hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance)** or **(hereby disapproved)** to be rezoned to the (CD/C-1) Conditional Zoning District with the (US) Urban Standards Overlay.
- 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

Exhibit A
Conditions of Approval
REZ-25-01-03-00204

"To be attached upon approval"