

TITLE:

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

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held April 22, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 154004 Applicant(s): Jay Oliver

Owner(s): Now Outreach, Inc.

Property Location: 4914 Linwood Rd., Kings Mountain

Request: 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

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, as conditioned, for parcel 154004, located at 4914 Linwood Rd., Kings Mountain, NC, to be rezoned 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 on March 31, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and it is consistent with the goals of the County's Comprehensive Land Use Plan as it meets goals 6 and 7 of the Comprehensive Land Use Plan by:

- a. Encouraging community events
- b. Supporting natural resource initiatives that seek to invest in the county's unique assets
- c. Emphasizing already established recreational amenities and encouraging new amenities
- d. Conserving the natural environment
- e. Identifying areas for ecotourism and recreational facilities

Motion: Horne Second: Brooks Vote: Unanimous

Aye: Harris, Brooks, Crane, Harvey, Horne, Hurst, Sadler, Williams

Nay: None

Absent: Magee, Marcantel

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: 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 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. 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:

- 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"