

RESOLUTION TITLE: ZONING MAP CHANGE: Z20-17 DUNCAN & SMITH LLC (APPLICANT); PROPERTY PARCEL: 192557, LOCATED AT UNION RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on November 10, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	192557
Applicant:	Duncan & Smith LLC
Owner(s):	Duncan & Smith LLC
Property Location:	Union Rd.
Request:	Rezone Parcel 192557 from the (R-1) Single Family Limited Zoning
	District with (US) Urban Standards Overlay to the (C-3) General
	Commercial Zoning District with (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) or (disapproval) of the map change for parcel: 192557, located at Union Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay on November 10, 2020 based on: the public hearing comment and staff recommendation; the request is (reasonable) or (not reasonable) and in the public interest and is (in accordance with) or (not in accordance with) the County's Comprehensive Land Use Plan.

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

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: Z20-17 Duncan & Smith LLC (Applicant); Property Parcel: 192557, Located at Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay Page 2

- 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) 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. Property parcel: 192557, be (approved) or (disapproved), 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. Buff, Clerk to the Board