

TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-25-05-13-00228,

TKC LAND DEVELOPMENT II, LLC (APPLICANT); PROPERTY PARCELS: 142861 & 142862, LOCATED ON LEWIS RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/C-1) LIGHT COMMERCIAL CONDITIONAL DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on December 9, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 142861 & 142862

Applicant(s): TKC Land Development II, LLC

Owner(s): Christian Valencia
Property Location: Lewis Rd., Gastonia

Request: Rezone from the (R-1) Single Family Limited Zoning District with

(US) Urban Standards Overlay to the (CD/C-1) Light Commercial

Conditional 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 and Zoning Board recommended approval of the map change request, as conditioned, for parcels 142861 & 142862, located on Lewis Rd., Gastonia, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Light Commercial Conditional District with (US) Urban Standards Overlay on November 17, 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 will allow increased commercial opportunities along existing thoroughfares, as envisioned by the Scenic Gaston small area plan.

Motion: Crane Second: Magee Vote: Unanimous 9-0

Aye: Crane, Franks, Horne, Hurst, Love, Magee, Shires, Williams, Wray

Nav: None

Absent: Ballard, Brooks, Harvey

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-25-05-13-00228, TKC Land Development II, LLC (Applicant); Property Parcels: 142861 & 142862, Located on Lewis Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Light Commercial Conditional District with (US) Urban Standards Overlay Page 2

WHEREAS, the Unified Development Ordinance allows the Planning and Zoning 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 and Zoning 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 and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcels: 142861 & 142862, 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) Light Commercial Conditional District with (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-25-05-13-00228

"To be attached upon approval"