

Zoning Map Change: Conditional District REZ-24-08-23-00190, Blake Johnson (Applicant); Property Parcel: 203165, Located at 2535 Tryon Courthouse Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (CD/C-3) General Commercial Conditional District
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. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. 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: 203165, is **(hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance)** or **(hereby disapproved)** to be rezoned to the (CD/C-3) General Commercial Conditional District.
- 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-24-08-23-00190

"To be attached upon approval"