

- TITLE: ZONING MAP CHANGE: REZ-24-11-18-00199, WILLIAM LEITON (APPLICANT); PROPERTY PARCEL: 212823, LOCATED AT 111 CAMP ROTARY RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARD OVERLAY TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY
- WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on January 28, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s):	212823
Applicant(s):	William Leiton
Owner(s):	Steve and Maria Mason
Property Location:	111 Camp Rotary Rd., Gastonia
Request:	Rezone from the (R-1) Single Family Limited Zoning District with
	(US) Urban Standards Overlay to the (C-1) Light 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 of the map change request for parcel 212823, located at 111 Camp Rotary Rd., Gastonia, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay on January 6, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will repurpose vacant buildings and facilities for new economic opportunities, as envisioned by the Scenic Gaston small area plan.

Motion: SadlerSecond: MarcantelVote: 7-0Aye: Brooks, Crane, Harvey, Horne, Magee, Marcantel, SadlerNay: NoneAbsent: Harris, HurstAbstain: 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: REZ-24-11-18-00199, William Leiton (Applicant); Property Parcel: 212823, Located at 111 Camp Rotary Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standard Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards

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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. 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: 212823, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (C-1) Light Commercial Zoning 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