

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-22-12-30-00136, JUSTIN

FULBRIGHT (APPLICANT); PROPERTY PARCEL: 308406, LOCATED AT 5001 YORK HWY., GASTONIA, NC, REZONE FROM (I-2) GENERAL INDUSTRIAL & (I-3) EXCLUSIVE INDUSTRIAL WITH (US) URBAN STANDARDS & (CH) CORRIDOR HIGHWAY OVERLAYS TO (C-3) GENERAL COMMERCIAL WITH (US) URBAN STANDARDS & (CH)

CORRIDOR HIGHWAY OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held

on February 28, 2023 by the County Commission, to take citizen comment into a map

change application, as follows:

Tax Parcel Number(s): 308406

Applicant(s): Justin Fulbright Owner(s): The TV Shop LLC

Property Location: 5001 York Hwy., Gastonia

Request: Rezone from (I-2) General Industrial & (I-3) Exclusive Industrial with

(US) & (CH) Overlays to (C-3) General Commercial with (US) &

(CH) Overlays

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 for parcel ID 308406, located at 5001 York Hwy., Gastonia, NC from (I-2) General Industrial & (I-3) Exclusive Industrial with (US) & (CH) Overlays to (C-3) General Commercial with (US) & (CH) Overlays on February 6, 2023 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan (CLUP). The application and request is consistent with the Gaston County Comprehensive Land Use Plan. The Garden Gaston area of the CLUP is characterized as having plenty of open space, pockets of commercial centers, and development set back off the road. The request also encourages the goals of the industrial future land use designation as the requested zoning district will provide opportunities for manufacturing and industrial-based uses as well as small businesses.

Motion: Vinson Second: Houchard Vote: 7-1

Aye: Crane, Brooks, Sadler, Horne, Houchard, Magee, Vinson

Nay: Hurst Absent: Harris 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: REZ-22-12-30-00136, Justin Fulbright (Applicant); Property Parcel: 308406, located at 5001 York Hwy., Gastonia, NC, Rezone from (I-2) General Industrial & (I-3) Exclusive Industrial with (US) Urban Standards & (CH) Corridor Highway Overlays to (C-3) General Commercial with (US) Urban Standards & (CH) Corridor Highway Overlays Page 2

NOW, THEREFORE, BE IT RESOLVED 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: 308406, is (hereby approved, effective with the passage of this Resolution) or (hereby disapproved).
- 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