

Zoning Map Change: Conditional District REZ-25-04-10-00226, Jeffery L. Smith (Applicant); Property Parcels: 190594 and 190596, Located at 1435 Union New Hope Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with Urban Standards (US) and Corridor Highway (CH) Overlays to the CD/(C-3) General Commercial Conditional District with Urban Standards (US) and Corridor Highway (CH) Overlays
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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: 190594 and 190596, 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 with Urban Standards (US) and Corridor Highway (CH) Overlays.
- 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-25-04-10-00226

"To be attached upon approval"