



RESOLUTION TITLE: ZONING MAP CHANGE Z18-04, GASTON COUNTY ECONOMIC DEVELOPMENT COMMISSION (APPLICANT): REZONE PARCELS: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212707, 213893, 219200 (PORTION OF), FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT, THE (C-1) LIGHT COMMERCIAL DISTRICT, THE (CU/C-1) CONDITIONAL LIGHT COMMERCIAL DISTRICT WITH (US) URBAN STANDARDS OVERLAY AND (CH) CORRIDOR HIGHWAY OVERLAY TO THE (I-2) GENERAL INDUSTRIAL DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAY

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on April 24, 2018 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of)

Applicant: Gaston County Economic Development Commission/
Donny Hicks, Executive Director

Owner (s): Various (see attached list)

Property Location: Generally between Dallas Bessemer City Highway and White Jenkins Road

Request: To Rezone Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), from the (R-1) Single Family Limited Zoning District, the (C-1) Light Commercial District, the (CU/C-1) Conditional Light Commercial District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to the (I-2) General Industrial District with (US) Urban Standards and (CH) Corridor Highway Overlay.

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

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 Z18-04, Gaston County Economic Development Commission (Applicant): To Rezone Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of) from the (R-1) Single Family Limited Zoning District, the (C-1) Light Commercial District, the (CU/C-1) Conditional Light Commercial District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to the (I-2) General Industrial District with (US) Urban Standards and (CH) Corridor Highway Overlay
Page 2

WHEREAS, the Planning Board recommended (**approval**) or (**not approval**) of the map change for Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), Rezone from the (R-1) Single Family Limited Zoning District, the (C-1) Light Commercial District, the (CU/C-1) Conditional Light Commercial District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to the (I-2) General Industrial District with (US) Urban Standards and (CH) Corridor Highway Overlay on April 24, 2018 based on: the public hearing comment, staff recommendation, and the request is in (**accordance with**) or (**not in accordance with**) the County's Comprehensive Plan.

Motion:

Second:

Vote:

Aye:

Nay:

Absent:

Abstain:

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map changes application, public hearing comment and Planning Board recommendation:

- 1) The map change request (**is consistent**) or (**is not consistent**) with the County's approved Comprehensive 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. Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), be (**approved**) or (**disapproved**), effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.