

RESOLUTION TITLE: ZONING MAP CHANGE: Z19-14 TAMMY S. SCHRONCE (APPLICANT); PROPERTY PARCEL: 135133, LOCATED AT 1425 LOWELL SPENCER MOUNTAIN RD., GASTONIA, NC, 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

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on October 22, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	135133
Applicant:	Tammy S. Schronce
Owner(s):	Tammy S. Schronce
Property Location:	1425 Lowell Spencer Mountain Rd.
Request:	Rezone Parcel 135133 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)** or **(disapproval)** of the map change for parcel: 135133, located at 1425 Lowell Spencer Mountain Rd., Gastonia, NC, 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 October 22, 2019 based on: the public hearing comment, staff recommendation, and the request is (in accordance with) or **(not in accordance with)** the County's Comprehensive Land Use Plan.

Motion: Aye: Nay: Absent:

Second:

Vote:

Abstain:

DO NOT TYPE BELOW THIS LINE

Zoning Map Change: Z19-14 Tammy S. Schronce (Applicant); Property Parcel: 135133, Located at 1425 Lowell Spencer Mountain Rd., Gastonia, NC, 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 Page 2

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

- 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. Property parcel: 135133, is hereby (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.

Tracy L. Philbeck, Chairman Gaston County Board of Commissioners

Attest:

Donna S. Buff, Clerk to the Board