



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-07 ANN MARIE WELLS (APPLICANT); PROPERTY PARCEL: 143010, LOCATED AT 120 SANDY CREEK DR., GASTONIA, NC, REZONE FROM THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (C-3) GENERAL 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 June 25, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 143010  
Applicant: Ann Marie Wells  
Owner(s): Ann Marie Wells  
Property Location: 120 Sandy Creek Dr.  
Request: Rezone Parcel 143010 from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General 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 **(not approval)** of the map change for parcel: 143010, located at 120 Sandy Creek Dr., Gastonia, NC, from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay on June 25, 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 Plan.

|          |         |       |
|----------|---------|-------|
| Motion:  | Second: | Vote: |
| Aye:     |         |       |
| Nay:     |         |       |
| Absent:  |         |       |
| Abstain: |         |       |

**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: Z19-07 Ann Marie Wells (Applicant); Property Parcel: 143010, Located at 120 Sandy Creek Dr., Gastonia, NC, Rezone from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change 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. Property parcel: 143010, 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.

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Tracy L. Philbeck, Chairman  
Gaston County Board of Commissioners

Attest:

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Donna S. Buff, Clerk to the Board