



**RESOLUTION TITLE: ZONING MAP CHANGE: CD21-06 TYLER CARPENTER (APPLICANT); PROPERTY PARCEL: 157438 (PART OF), LOCATED AT LANDERS CHAPEL RD., LINCOLNTON, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (CD/R-3) CONDITIONAL DISTRICT / SINGLE FAMILY GENERAL ZONING DISTRICT, IN ORDER TO ALLOW MACHINE, METAL, WOOD WORKING, WELDING SHOP**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on October 26, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 157438 (part of)  
Applicant: Tyler Carpenter  
Owner(s): Diane K. & Wade L. Carpenter Jr.  
Property Location: Landers Chapel Rd.  
Request: Rezone Parcel 157438 (part of), from the (R-1) Single Family Limited Zoning District to the (CD/R-3) Conditional District / Single Family General Zoning District, in order to allow Machine, Metal, Wood Working, Welding Shop

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: 157438 (part of), located at Landers Chapel Rd., Lincolnton, NC, from the (R-1) Single Family Limited Zoning District to the (CD/R-3) Conditional District / Single Family General Zoning District, in order to allow Machine, Metal, Wood Working, Welding Shop, on October 11, 2021 based on: staff recommendation, and the request is reasonable and in the public interest and in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (CD/R-3) will make the subject parcel commercial in nature, while allowing for residential uses, which is consistent with the Rural designation and is in harmony with other commercial uses within the immediate vicinity.

Motion: Horne                      Second: Hurst                      Vote: Unanimous  
Ayes: Brooks, Fallon, Hollar, Horne, Hurst  
Nay: None  
Absent: Ally, Harris, Houchard, Vinson  
Abstain: None

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**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:

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Zoning Map Change: CD21-06 Tyler Carpenter (Applicant); Property Parcel: 157438 (part of), Located at Landers Chapel Rd., Lincolnton, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (CD/R-3) Conditional District / Single Family General Zoning District, in order to allow Machine, Metal, Wood Working, Welding Shop  
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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 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: 157438 (part of), is **(hereby approved as conditioned {Exhibit A}, 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.

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Tom Keigher, Chairman  
Gaston County Board of Commissioners

ATTEST:

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Donna S. Buff, Clerk to the Board

Exhibit A  
Conditions of Approval  
CD21-06

*"To be attached upon approval"*