

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
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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 with the County's approved Comprehensive Land Use Plan. The property in question is in a future land use designation of Rural. Rural areas support residential housing on large lots and some businesses. The subject property is on a main road in this general area, and a commercially-zoned property will maintain the residential nature of the general area. The Urban Standards Overlay will help maintain the appearance of the general location.

The Commission considers this action to be 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, effective with the passage of this Resolution.

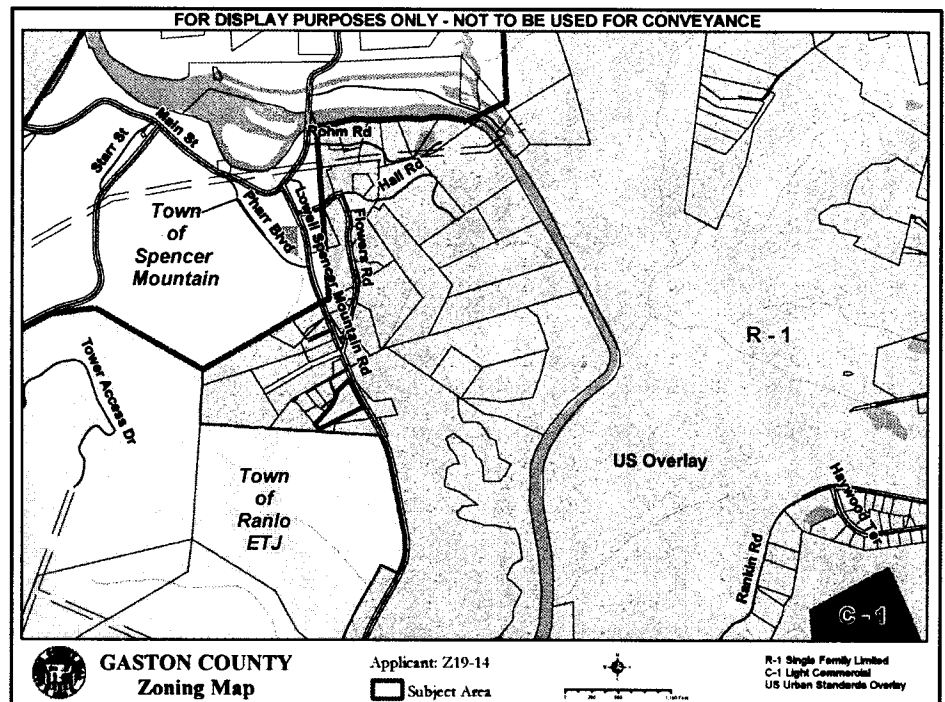
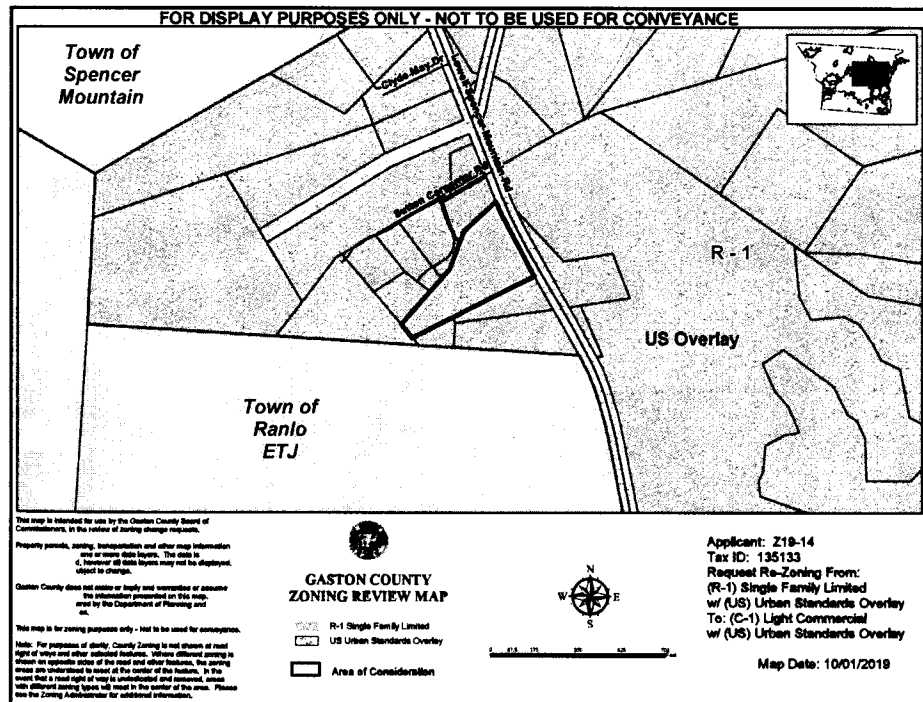
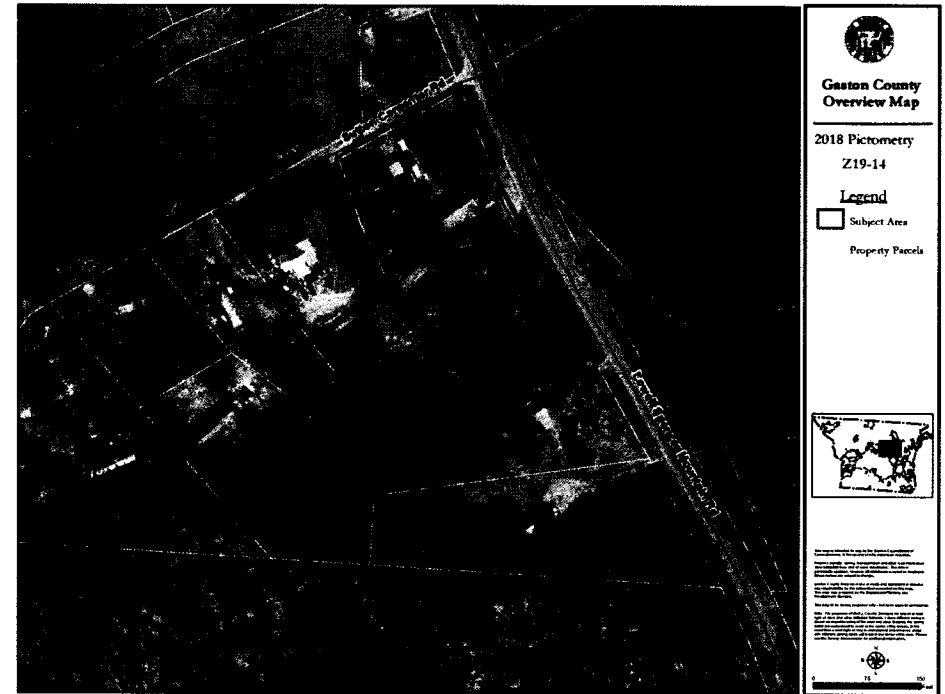
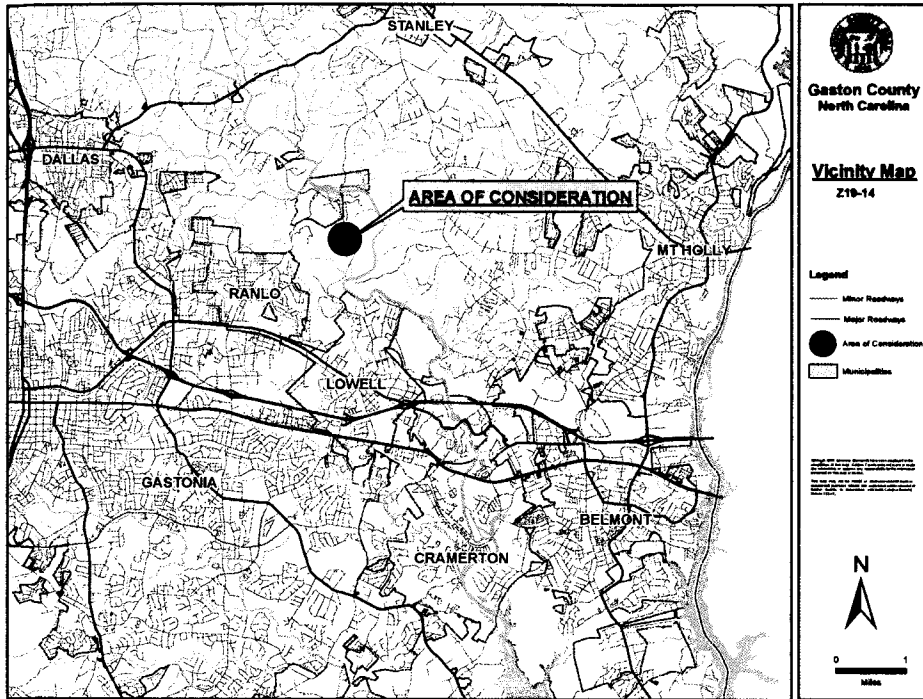
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:


Donna S. Buff, Clerk to the Board





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 19-410

Commissioner Keigher - Planning & Development Services - 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

STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Tammy S. Schronce (Applicant); 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. A joint public hearing was advertised and held on October 22, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - Z19-14; Maps - Z19-14

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:

NO.	DATE	M1	M2	CBrown	JBrown	AFrale	BHovls	TKelgher	TPhilbeck	DKorley	Vote
2019-296	10/22/2019	AF	RW	A	A	A	A	AB			U

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