

# 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 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, the request is reasonable and in the public interest. 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 request is in accordance with the County's Comprehensive Land Use Plan.

Motion: HollarSecond: HurstVote: UnanimousAye: Ally, Attaway, Hurst, Harris, Hollar, Horne, Houchard, VinsonNay: NoneAbsent: Barber, SainAbstain: None

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I, Donna S. Buff, Clerk to the County Commission, do hereb	by certify that the above is a true and correct copy of action
I, Donna S. Buff, Clerk to the County Commission, do hereb taken by the Board of Commissioners as follows:	have the first of the second sec
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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

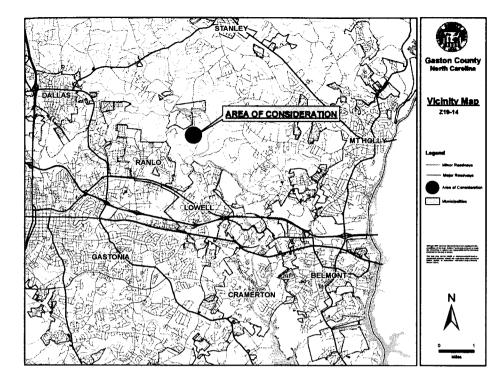
- NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:
  - 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The property in question is in 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.

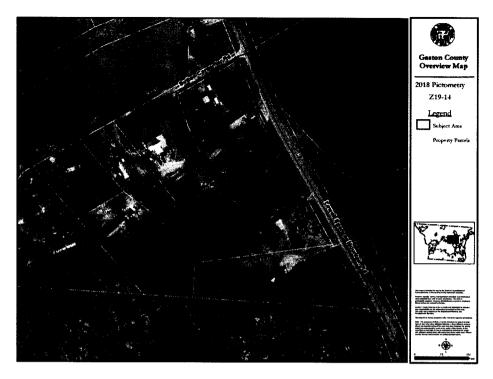
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 135133, is hereby approved, effective with the passage of this Resolution.

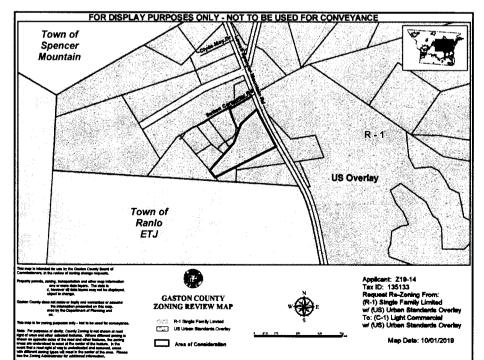
2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

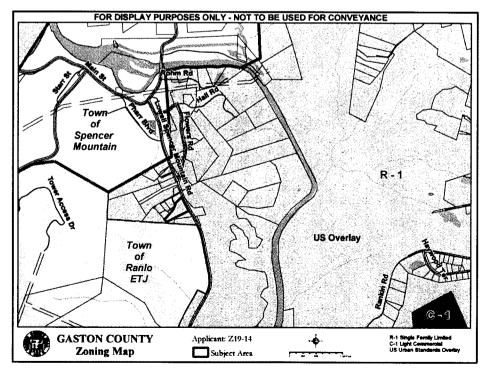
Tracy L. Philbeck, Chairman Gaston County Board of Commissioners

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# **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 to the (C-1) Light Commercial 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

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