

Tax Parcel Number(s): 192557
Applicant: Duncan & Smith LLC
Owner(s): Duncan & Smith LLC
Property Location: Union Rd.
Request: Rezone Parcel 192557 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

WHEREAS, the Planning Board recommended approval of the map change for parcel: 192557, located at Union Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay on November 10, 2020 based on: the public hearing comment and staff recommendation; the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural Center future land use plan. Rural Center areas can serve a commercial purpose and can be anchored by a rural market, allowing for residential homes and businesses to be closer together and built closer to the roadway. The use, going from (R-1) to (C-3) will make the subject parcel commercial in nature, which is consistent with the Rural Center designation and is in harmony with other commercial districts within the immediate vicinity.

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

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:

[illegible]

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS


Zoning Map Change: Z20-17 Duncan & Smith LLC (Applicant); Property Parcel: 192557, Located at Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited 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 with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural Center future land use plan. Rural Center areas can serve a commercial purpose and can be anchored by a rural market, allowing for residential homes and businesses to be closer together and built closer to the roadway. The use, going from (R-1) to (C-3) will make the subject parcel commercial in nature, which is consistent with the Rural Center designation and is in harmony with other commercial districts within the immediate vicinity.


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: 192557, 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.

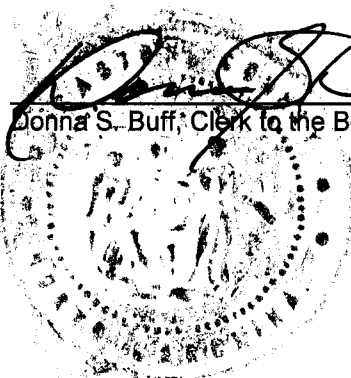


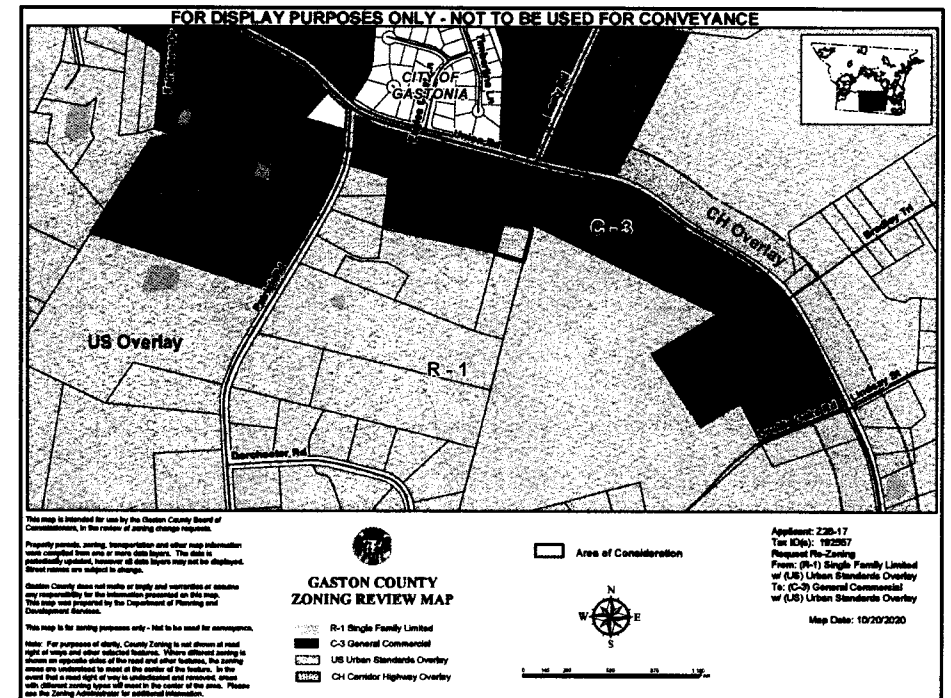
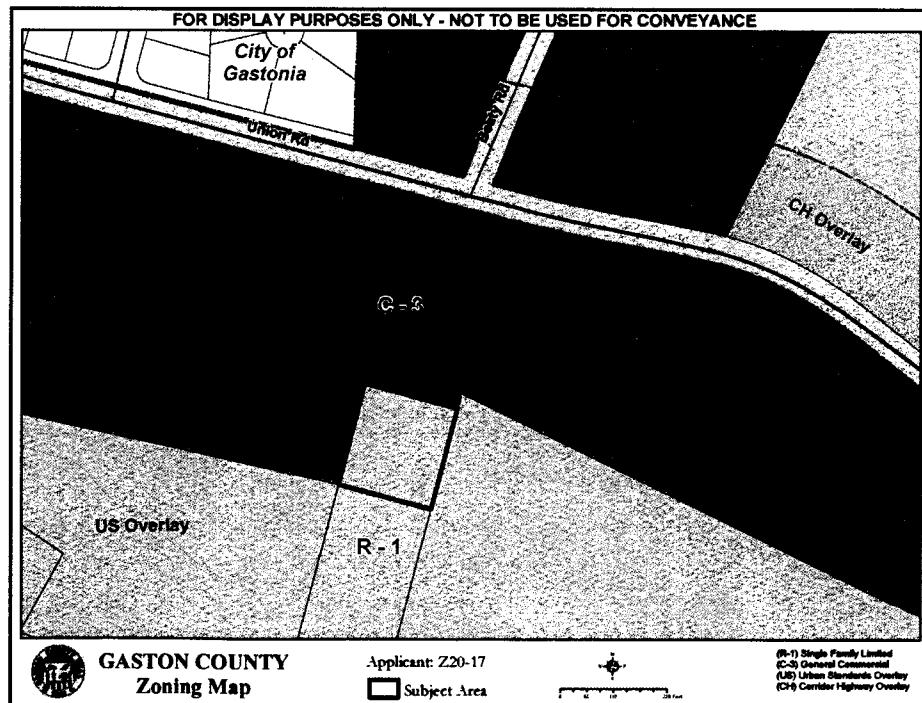
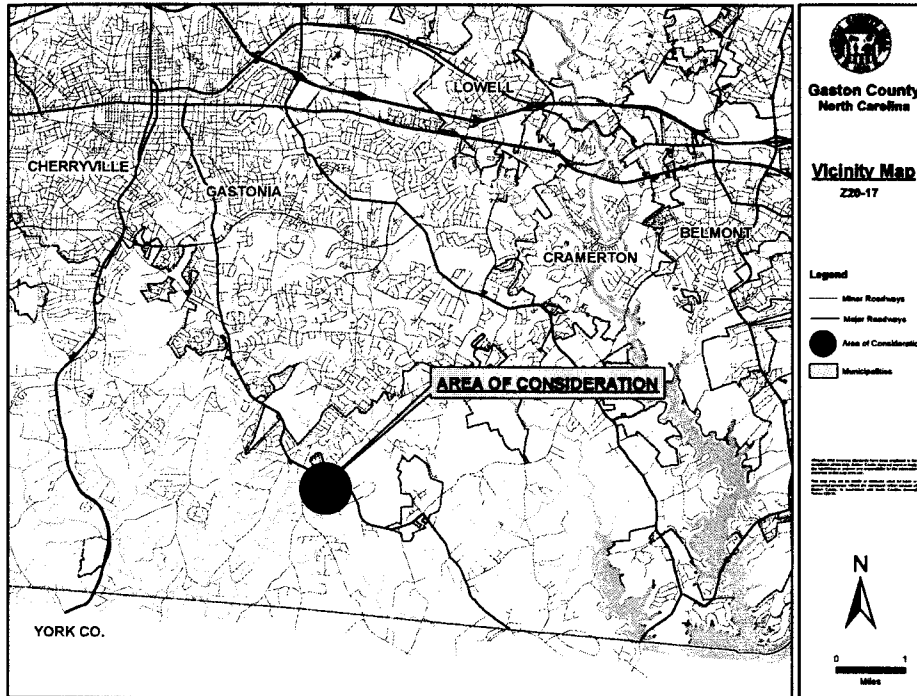
Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:



Donna S. Buff, Clerk to the Board







Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 20-508

Commissioner Worley - Building & Development Services - Zoning Map Change: Z20-17 Duncan & Smith LLC (Applicant); Property Parcel: 192557, Located at Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

STAFF CONTACT

Joseph B. Sciba - Director - 704-866-3970

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. Duncan & Smith LLC (Applicant); Rezone Parcel: 192557 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay. A joint public hearing was advertised and held on November 10, 2020 with 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, the (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - Z20-17; Maps - Z20-17

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	AFraley	BHovis	TKeigher	J.Phillips	RWorley	Vote
2020-316	11/10/2020	CB	TP	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

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