

Zoning Map Change: Conditional District REZ-26-01-09-00241, Crown Towing – Chuck Armeen (Applicant);
Property Parcel: 185406, Located at 4904 Wilkinson Blvd., Gastonia, NC, Rezone from the (C-3) General
Commercial Zoning District to the (CD/C-3) General Commercial Conditional District
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning and Zoning Board and the Board
of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) or (c) above.
- e. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon
consideration of the map change application, public hearing comment, and
recommendation from the Planning and Zoning Board and Planning staff, finds:

- 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
and Zoning Board recommendation and compatibility with existing land uses in the
immediate area. The map change request for property parcel: 185406, is **(hereby
approved as conditioned {Exhibit A}, effective with the passage of this
Ordinance)** or **(hereby disapproved)** to be rezoned to the (CD/C-3) General
Commercial Conditional District.
- 2) The County Manager is authorized to make necessary notifications in this matter to
appropriate parties.

Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:

Donna S. Buff, Clerk to the Board

Exhibit A
Conditions of Approval
REZ-26-01-09-00241

"To be attached upon approval"