

TITLE:

ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-24-06-10-00183, ALEX AUSTIN (APPLICANT); PROPERTY PARCEL: 145191, LOCATED AT 4024 OLD YORK RD., GASTONIA, NC, REZONE FROM THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH CH AND US OVERLAYS TO THE (CD/C-3) GENERAL COMMERCIAL CONDITIONAL DISTRICT WITH CH AND US OVERLAYS

WHEREAS.

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on October 22, 2024, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 145191 Applicant(s): Alex Austin

Owner(s): Lease Services LLC

Property Location: 4024 Old York Rd, Gastonia

Request: Rezone from the (C-3) General Commercial Zoning District with

CH and US Overlays to the (CD/C-3) General Commercial

Conditional District with CH and US Overlays

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 request, as conditioned, for parcel 145191, located at 4024 Old York Rd., Gastonia, NC, to be rezoned from the (C-3) General Commercial Zoning District with CH and US Overlays to the (CD/C-3) General Commercial Conditional District with CH and US Overlays on September 30, 2024, based on: staff recommendation; and the request is reasonable and in the public interest and it is consistent with the goals of the County's Comprehensive Land Use Plan as it will serve a commercial purpose and increase commercial opportunities along existing major thoroughfares, as envisioned by the Rural center land use designation.

Motion: Sadler Second: Horne Vote: 4-1

Aye: Horne, Hurst, Marcantel, Sadler

Nay: Magee

Absent: Brooks, Crane, Harris, Harvey

Abstain: None

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:

Zoning Map Change: Conditional District REZ-24-06-10-00183, Alex Austin (Applicant); Property Parcel: 145191, Located at 4024 Old York Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with CH and US Overlays to the (CD/C-3) General Commercial Conditional District with CH and US Overlays

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WHEREAS, the Unified Development Ordinance allows the Planning 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) and (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 form the Planning 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 Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 145191, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Resolution) or (hereby disapproved) to be rezoned to the (CD/C-3) General Commercial Conditional District with CH and US Overlays.
 - 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-24-06-10-00183

"To be attached upon approval"