



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-17 DUNCAN & SMITH LLC (APPLICANT); PROPERTY PARCEL: 306776 (PORTION OF), LOCATED AT 5506 UNION RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED AND (C-3) GENERAL COMMERCIAL ZONING DISTRICTS WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS (THUS ELIMINATING THE R-1 DISTRICT AND REPLACING WITH THE C-3 DISTRICT)

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held on June 28, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 306776
Applicant(s): Duncan & Smith LLC
Owner(s): Duncan & Smith LLC
Property Location: 5560 Union Rd.
Request: Rezone Parcel 306776 (portion of) from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts with (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays (thus eliminating the R-1 district and replacing with the C-3 district)

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: 306776 (portion of), located at 5506 Union Rd., Gastonia, NC, from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts with (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays (thus eliminating the R-1 district and replacing with the C-3 district, on June 6, 2022 based on: staff recommendation; and the request is reasonable and in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural Center future land use plan. The area consists of significant mixed uses composed of residential and commercial businesses in nature. The use, going from (R-1)(C-3)(CH)(US) to (C-3)(CH)(US) will make the subject parcel completely commercial in nature, which is consistent with the Rural Center designation. Additional Overlay districts would ensure enhanced standards are required.

Motion: Sadler Second: Houchard Vote: Unanimous
Aye: Brooks, Harris, Horne, Houchard, Hurst, Sadler, Vinson
Nay: None
Absent: Ally, Magee
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: Z22-17 Duncan & Smith LLC (Applicant); Property Parcel: 306776 (portion of), Located at 5506 Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts with (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays (thus eliminating the R-1 district and replacing with the C-3 district)

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NOW, THEREFORE, BE IT RESOLVED by the County Commission, upon consideration of the map change application, public hearing comment and recommendation from 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: 306776 (portion of), is (**hereby approved, effective with the passage of this Resolution**) or (**hereby disapproved**).
- 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