

RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD22-03 TOWERCO 2013 LLC (APPLICANT); PROPERTY PARCEL: 183034 (PORTION OF), LOCATED AT 906 PINHOOK LOOP ROAD, GASTONIA, NC, REZONE FROM (RS-20) SINGLE FAMILY 20,000 SQFT. ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY TO THE (CD/C-1) CONDITIONAL DISTRICT LIGHT COMMERCIAL ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY, IN ORDER TO ALLOW A TELECOMMUNICATIONS TOWER

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): 183034 (portion of)
Applicant(s): TowerCo 2013 LLC

Owner(s): Lance and Kelly Theobald Property Location: 906 Pinhook Loop Road

Request: Rezone from (RS-20) Single Family 20,000 sqft. Zoning

District with Urban Standards (US) Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with Urban Standards (US) Overlay, in order to allow a Telecommunications

Tower

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, as conditioned, for a portion of parcel 183034, located at 906 Pinhook Loop Road, Gastonia, NC, from (RS-20) Single Family 20,000 sqft. Zoning District with Urban Standards (US) Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with Urban Standards (US) Overlay, in order to allow a Telecommunications Tower, on June 6, 2022 based on: staff recommendation; and the request is reasonable and in the public interest and in accordance with the County's Comprehensive Land Use Plan. The proposed use is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will provide an essential service to the area which can allow for increased commercial opportunities and allow the area to be more of a suburban development as envisioned by the CLUP. The proposed use also meets Goal #3 of the CLUP which is to improve energy, water, and telecommunication throughout Gaston County. This project will extend service and increase outreach into more communities.

Motion: Vinson Second: Hurst Vote: Unanimous

Aye: Brooks, Harris, Horne, Hurst, Houchard, Magee, Vinson

Nay: None

Absent: Ally, Sadler 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 CD22-03 TOWERCO 2013 LLC (APPLICANT); PROPERTY PARCEL: 183034 (PORTION OF), LOCATED AT 906 PINHOOK LOOP ROAD, GASTONIA, NC, REZONE FROM (RS-20) SINGLE FAMILY 20,000 SQFT. ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY TO THE (CD/C-1) CONDITIONAL DISTRICT LIGHT COMMERCIAL ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY, IN ORDER TO ALLOW A TELECOMMUNICATIONS TOWER

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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: 183034 (portion of), is (hereby approved as conditioned {Exhibit A}, 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
ATTEST:
Donna S. Buff, Clerk to the Board

Exhibit A Conditions of Approval CD22-03

"To be attached upon approval"