

RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD21-07 TONY AND TAMMY FIELDS (APPLICANTS); PROPERTY PARCEL: 301563, LOCATED ON UNION RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (CD/C-3) GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS, IN ORDER TO ALLOW FOR THE MINI WAREHOUSE STORAGE AND COMMERCIAL VEHICLE USE ON THE BACK HALF OF THE LOT

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on August 23, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 301563

Applicant(s): Tony and Tammy Fields
Owner(s): Tony and Tammy Fields

Property Location: Union Rd. (no assigned address)

Request: Rezone from (R-1) Single Family Limited Zoning District with (US)

and (CH) Overlays to the (CD/C-3) General Commercial Conditional Zoning District with (US) and (CH) Overlays, in order to allow for the Mini Warehouse Storage and Commercial Vehicle

Use on the Back Half of the Lot

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 parcel 301563, located on Union Rd. in Gastonia, NC, from (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (CD/C-3) General Commercial Conditional Zoning District with (US) and (CH) Overlays, in order to allow for the Mini Warehouse Storage and Commercial Vehicle Use on the Back Half of the Lot, on August 1, 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 rezoning is consistent with the vision and goals of the Comprehensive Land Use Plan as the future use meets goal number 4 of the Comprehensive Land Use Plan – "Enhance quality of life to absorb growth while focusing on commercial and community resources, walkability, and agricultural preservation."

Motion: Horne Second: Brooks Vote: Unanimous

Aye: Ally, Brooks, Harris, Horne, Houchard, Vinson

Nay: None

Absent: Magee, Sadler, Hurst

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 CD21-07 Tony and Tammy Fields (Applicants); Property Parcel: 301563, located on Union Rd. in Gastonia, NC, Rezone from (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/C-3) General Commercial Conditional Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays, in order to allow for the Mini Warehouse Storage and Commercial Vehicle Use on the Back Half of the Lot Page 2

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: 301563 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
Gaston County Board of Commissioners
ATTEST:
Donna S. Buff. Clerk to the Board

Exhibit A Conditions of Approval CD21-07

"To be attached upon approval"