



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-01 JAY OLIVER (APPLICANT);  
PROPERTY PARCEL: 154004, LOCATED AT LINWOOD RD., KINGS  
MOUNTAIN, NC, REZONE FROM THE (R-1) SINGLE FAMILY  
LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS  
OVERLAY TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT  
WITH (US) URBAN STANDARDS OVERLAY**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on February 26, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 154004  
Applicant: Jay Oliver  
Owner(s): William B. Shuford Jr.  
Property Location: Linwood Rd.  
Request: Rezone Parcel 154004 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay

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: 154004, located at Linwood Rd., Kings Mountain, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay on February 26, 2019 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Hollar Second: Hurst Vote: Unanimous  
Aye: Ally, Attaway, Barber, Harris, Hollar, Horne, Hurst, Sain, Vinson  
Nay: None  
Absent: Houchard  
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:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	TPHill	RVGorey	Vote
2019-059	02/26/2019	BH	JB	A	A	AB	A	AB	AB	A	U

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Z19-01 Jay Oliver (Applicant); Property Parcel: 154004, Located at Linwood Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay

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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan and the property in question is in a future land use designation of Rural. Rural areas support residential housing on large lots and some businesses, particularly agriculturally-related businesses. The proposed rezoning from R-1 to C-1 is consistent with the future land use plan, as the parcel to the immediate north is zoned I-2. There are also other parcels nearby that are zoned either commercial or industrial. For these reasons, a rezoning of the subject property from R-1 to C1 is consistent with the future land use plan. The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 154004, be approved, effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



# Gaston County

Gaston County  
Board of Commissioners  
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## Planning Board Action

File #: 19-063

Commissioner Hovis - Planning/Development Services - Zoning Map Change: Z19-01 Jay Oliver (Applicant); Property Parcel: 154004, Located at Linwood Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay

### STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

### BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Jay Oliver (Applicant): Rezone Parcel: 154004 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay. A joint public hearing was advertised and held on February 26, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information; then (approve), (disapprove) or (modify) the map change.

### ATTACHMENTS

Resolution - Z19-01; Maps - Z19-01

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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:

NO.	DATE	M1	M2	CBrown	JBrown	AFrale	BHovis	TKeigher	TPhibbeck	Worley	Vote
2019-059	02/26/2019	BH	JB	A	A	AB	A	AB	AB		

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