

RESOLUTION TITLE: ZONING MAP CHANGE: Z19-07 ANN MARIE WELLS

(APPLICANT); PROPERTY PARCEL: 143010, LOCATED AT 120 SANDY CREEK DR., GASTONIA, NC, REZONE FROM THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (C-3) GENERAL 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 June 25, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 143010

Applicant: Ann Marie Wells
Owner(s): Ann Marie Wells
Property Location: 120 Sandy Creek Dr.

Request: Rezone Parcel 143010 from the (R-2) Single Family Moderate

Zoning District with (US) Urban Standards Overlay to the (C-3) General 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)** or **(not approval)** of the map change for parcel: 143010, located at 120 Sandy Creek Dr., Gastonia, NC, from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay on June 25, 2019 based on: the public hearing comment, staff recommendation, and the request is in **(accordance with)** or **(not in accordance with)** the County's Comprehensive Plan.

Motion: Second: Vote:

Aye: Nay: Absent: Abstain:

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: Z19-07 Ann Marie Wells (Applicant); Property Parcel: 143010, Located at 120 Sandy Creek Dr., Gastonia, NC, Rezone from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General 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) or (is not consistent) with the County's approved Comprehensive 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. Property parcel: 143010, be (approved) or (disapproved), effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Tracy L. Philbeck, Chairman	_
Gaston County Board of Commissioners	
A.1.	
Attest:	
Donna S. Buff, Clerk to the Board	_