



RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD19-02, T & L GRADING & HAULING (TERRY WHITESIDES) (APPLICANT); PROPERTY PARCEL: 226767, LOCATED AT 1225 OLD PROVIDENCE RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT W/ (US) URBAN STANDARDS OVERLAY TO THE (CD/C-2) CONDITIONAL DISTRICT / HIGHWAY COMMERCIAL ZONING DISTRICT W/ (US) URBAN STANDARDS OVERLAY, IN ORDER TO ALLOW LANDFILL/LAND CLEARING (INERT DEBRIS), MAJOR

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on August 27, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 226767
Applicant: T & L Grading & Hauling (Terry Whitesides)
Owner(s): T & D Whitesides Properties LLC
Property Location: 1225 Old Providence Rd., Gastonia, NC
Request: Rezone Parcel 226767 from the (R-1) Single Family Limited Zoning District w/ (US) Urban Standards Overlay to the (CD/C-2) Conditional District / Highway Commercial Zoning District w/ (US) Urban Standards Overlay, in order to allow Landfill/Land Clearing (Inert Debris), Major

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 as conditioned)** or **(disapproval)** of the map change for parcel: 226767, located at 1225 Old Providence Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District w/ (US) Urban Standards Overlay to the (CD/C-2) Conditional District / Highway Commercial Zoning District w/ (US) Urban Standards Overlay on August 27, 2019, based on: the public hearing comment, staff recommendation, and the request **(is reasonable)** or **(is not reasonable)** and in the public interest and is **(in accordance with)** or **(not in accordance with)** the County's Comprehensive Land Use 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: Conditional District CD19-02, T & L Grading & Hauling (Terry Whitesides) (Applicant);
Property Parcel: 226767, Located at 1225 Old Providence Rd., Gastonia, NC, Rezone from the (R-1) Single
Family Limited Zoning District w/ (US) Urban Standards Overlay to the (CD/C-2) Conditional District /
Highway Commercial Zoning District w/ (US) Urban Standards Overlay, in order to allow Landfill/Land
Clearing (Inert Debris), Major
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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 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.
Property parcel: 226767, is hereby (**approved as conditioned**) 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

Attest:

Donna S. Buff, Clerk to the Board

Exhibit A
Conditions of Approval
CD19-02
"To be attached upon approval"