



# Gaston County

Gaston County  
Board of Commissioners  
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## Planning Board Action

File #: 16-223

Commissioner Williams - Zoning Map Change: Z16-02, AGSC/Charles Gray-Manager (Applicant); Property Parcels: 199895, 204552 and the portion of 139717 that is not in the City of Gastonia located at Hudson Boulevard and Forbes Road, Gastonia, from the (CD/C-1, CD/O-M & RS-12) Zoning Districts to the (C-3) General Commercial Zoning District

### STAFF CONTACT

David L. Williams - Director - Planning and Development - 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. AGSC/Charles Gray-Manager (Applicant); Property Parcels: 199895, 204552 and the portion of 139717 that is not in the City of Gastonia from (CD/C-1, CD/O-M & RS-12) Zoning Districts to the (C-3) General Commercial Zoning District, located on Hudson Blvd and Forbes Road located in Gastonia, NC, as listed in the Gaston County Tax Office. Property consists of approximately 13.27 total acres for rezoning consideration.

A joint public hearing was advertised for and held on May 24, 2016 to take public comment (said comments are on file in the Commission Clerk's Office), with Planning Board recommendation provided on the same date. The Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then either (approve), (disapprove) or (modify) the zoning map change

### POLICY IMPACT

N/A

### ATTACHMENTS

Resolution - Z16-02; Maps - Z16-02

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	Brown	Carpenter	Fraley	Keigher	Philbeck	Price	Williams	Vote
2016-160	05/24/2016	CB	JC	A	A	A	A	AB	A	A	U

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



**RESOLUTION TITLE:** ZONING MAP CHANGE: Z16-02 AGSC (CHARLES GRAY – MANAGER) (APPLICANT); **PROPERTY PARCELS:** 199895, 204552 AND THE PORTION OF 139717 THAT IS NOT IN THE CITY OF GASTONIA, LOCATED AT HUDSON BOULEVARD AND FORBES ROAD, GASTONIA, NC, FROM THE (CD/C-1, CD/O-M & RS-12) ZONING DISTRICTS TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT

**WHEREAS,** a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on May 24, 2016 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

**Tax Parcel Number:** 199895, 204552 and p/o 139717  
**Applicant:** AGSC/Charles Gray-Manager  
**Property Location:** Hudson Blvd and Forbes Road located in Gastonia, NC  
**Request:** To rezone 12.72 acres PID #'s 199895, 204552 and the portion of 139717 that is not in the City of Gastonia (CD/C-1, CD/O-M & RS-12) Zoning Districts to (C-3) General Commercial Zoning District

**WHEREAS,** 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 # 199895, 204552 and the portion of 139717 that is not in the City of Gastonia located on Hudson Blvd and Forbes Road in Gastonia, NC, zoned (CD/C-1, CD/O-M & RS-12) Zoning Districts to (C-3) General Commercial Zoning District on May 24, 2016 based on: public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Coyle                      Second: Barber                      Vote: Unanimous  
Aye: Attaway, Cloninger, Delaney, Hollar, Houchard, Hurlocker, Stevens  
Nay: None  
Absent: Ally  
Abstain: None

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	Brown	Carpenter	Fraley	Kelgher	Philbeck	Rice	Williams	Vote
2016-160	05/24/2016	CB	JC	A	A	A	A	AB	A	A	U

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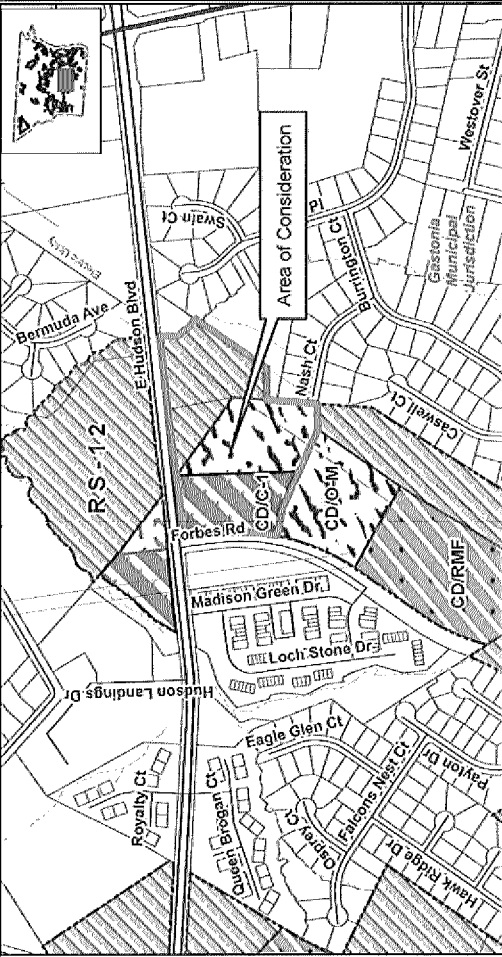
A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

**Zoning Map Change: Z16-02 AGSC (Charles Gray – Manager) (Applicant); Property  
Parcels: 199895, 204552 and the Portion of 139717 that is not in the City of Gastonia,  
Located at Hudson Boulevard and Forbes Road, Gastonia, NC, from the (CD/C-1, CD/O-M  
& RS-12) Zoning Districts to the (C-3) General Commercial Zoning District**  
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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 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. 199895, 204552 and p/o 139717, 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.

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

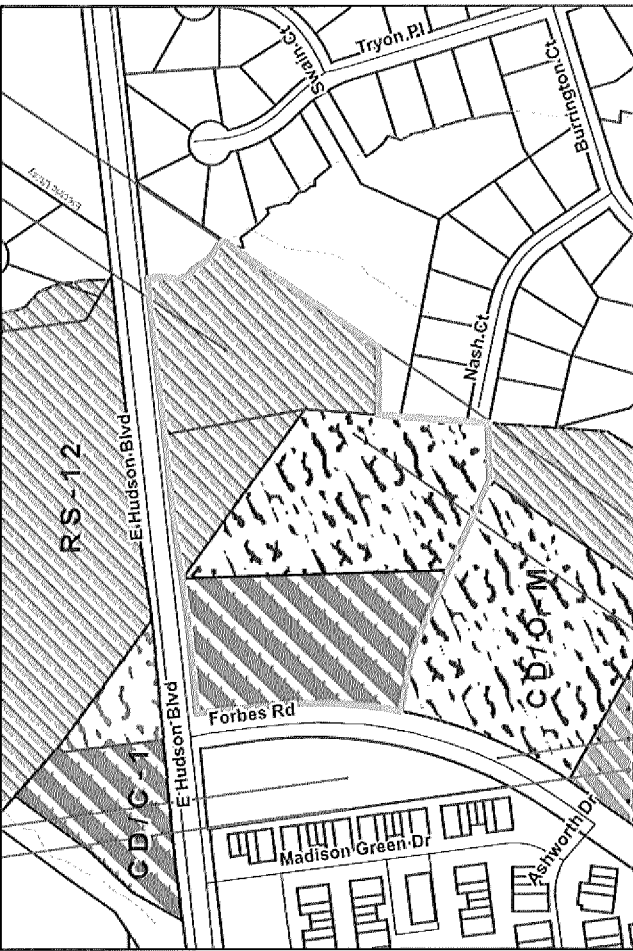


This map is prepared for use by the Gaston County Board of Commissioners, in the review of zoning change requests. Property owners, zoning, transportation and other map information are not guaranteed. Users of this map are advised to verify all information with the appropriate authorities. The information contained on this map is not intended to be used for any purpose other than that for which it was prepared. The information contained on this map is not intended to be used for any purpose other than that for which it was prepared. The information contained on this map is not intended to be used for any purpose other than that for which it was prepared.

**GASTON COUNTY ZONING REVIEW MAP**  
City of Gaston  
CD/C-1 Conditional DistrictLight Commercial  
CD/C-1 Conditional DistrictOffice Medical  
CD/C-1 Conditional DistrictResidential Multi-Family  
CD/RMF Conditional DistrictResidential Multi-Family

Applicant: Z16-02  
AGSC LLC  
Tax Id: part 139717,  
199895 & 204552  
Existing Zoning: CD/C-1  
CD/O-M & RS-12  
Map Date: 4/29/16

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**GASTON COUNTY ZONING**  
Applicant: Z16-02  
CD/C-1 Conditional DistrictLight Commercial  
CD/C-1 Conditional DistrictOffice Medical  
CD/C-1 Conditional DistrictResidential Multi-Family  
CD/RMF Conditional DistrictResidential Multi-Family

