



RESOLUTION TITLE: **Zoning Map Change: Z16-08, Jeffrey Scott Welch, (Applicant); Property Parcel: 192373 located at 5704 South New Hope Road, Belmont, from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on October 11, 2016 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Numbers: 192373
Applicant: Jeffrey Scott Welch
Owner: Jeffrey Scott Welch
Property Location: 5704 South New Hope Road, Belmont, NC
Request: To rezone Property Parcel: 192373 (0.69 acres) located at 5704 South New Hope Road in Belmont, NC, totaling 0.69 acres from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to the (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay

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 192373, located at 5704 South New Hope Road, Belmont, NC totaling 0.69 acres from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to the (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay, public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Hollar Second: Houchard Vote: Unanimous
Aye: Attaway, Hurlocker, Stevens
Nay: None
Absent: Barber, Cloninger, Coyle, Delaney
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	Price	Wilkens	Vote
2016-298	10/11/2016	TK	JC	AB	A	A	A	AB	AB		U

DISTRIBUTION:

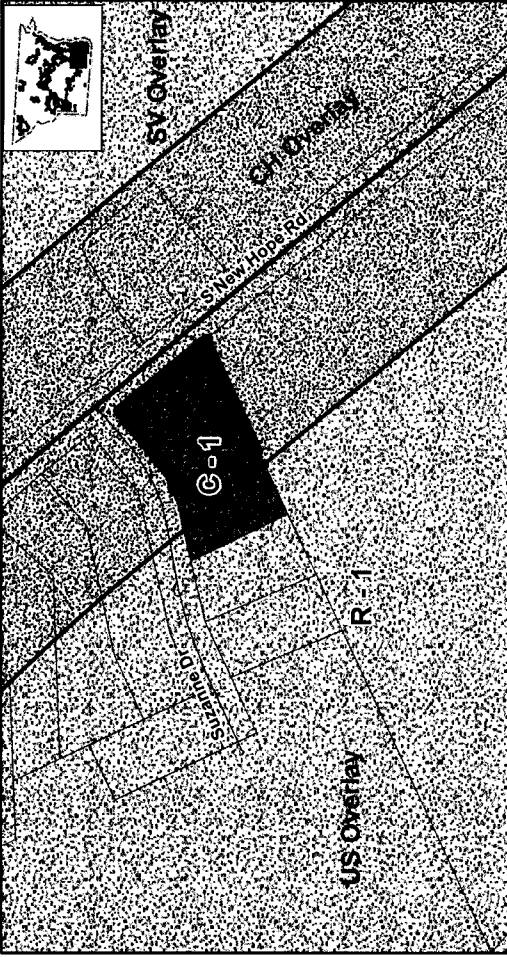
Laserfiche Users

Zoning Map Change: Z16-08, Jeffrey Scott Welch, (Applicant); Property Parcel: 192373 located at 5704 South New Hope Road, Belmont, from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay
Page 2

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. Parcel 192373, 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



Applicant: Z 16-08
Tax Id: 192373
Existing Zoning: C-1 w/CH, SV & US Overlays
Proposed Zoning: C-2 w/CH, SV & US Overlay
Map Date: 8/30/2016

GASTON COUNTY ZONING REVIEW MAP

Area of Consideration

- R-1 Single Family Limited
- C-3 General Commercial
- USO Urban Standards Overlay
- CH Corridor Highway Overlay
- SV Scenic View Overlay

Legend

- Area of Consideration
- Subject Area
- Property Parcels

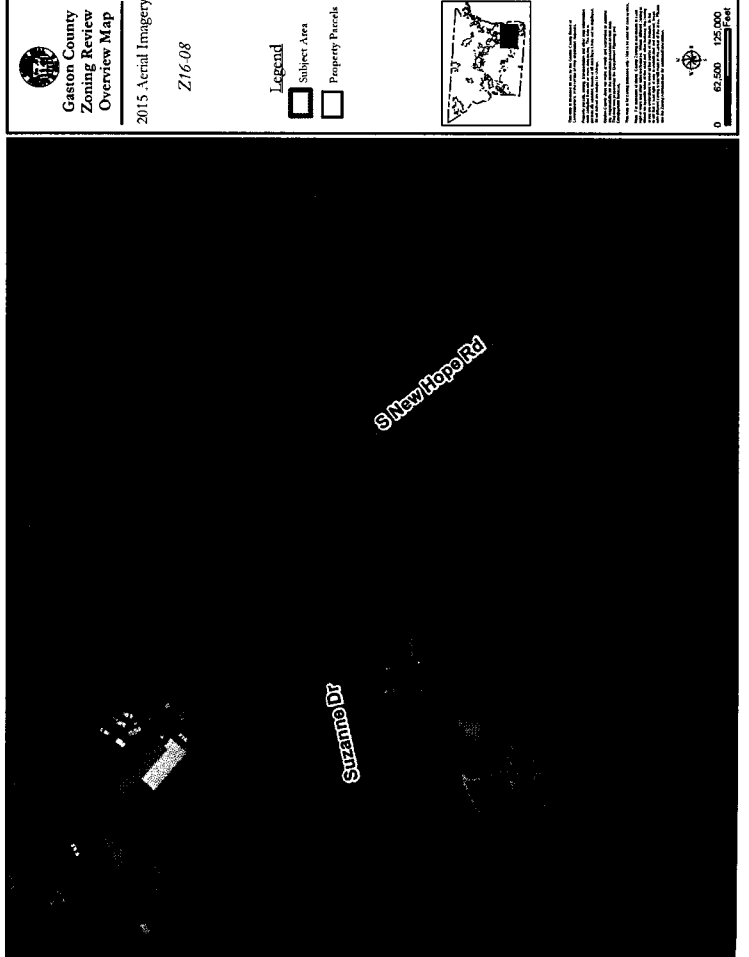
Notes:

1. The map is for zoning purposes only - not to be used for conveyance.

2. For purposes of clarity, County Zoning is not shown at local government level. The map is intended to show the zoning of the area of consideration and its relationship to the surrounding areas. The map is not intended to show the zoning of the entire county or state.

3. The map is not intended to show the zoning of the entire county or state.

4. The map is not intended to show the zoning of the entire county or state.



Gaston County Zoning Review Overview Map

2015 Aerial Imagery

Z16-08

Legend

- Area of Consideration
- Subject Area
- Property Parcels

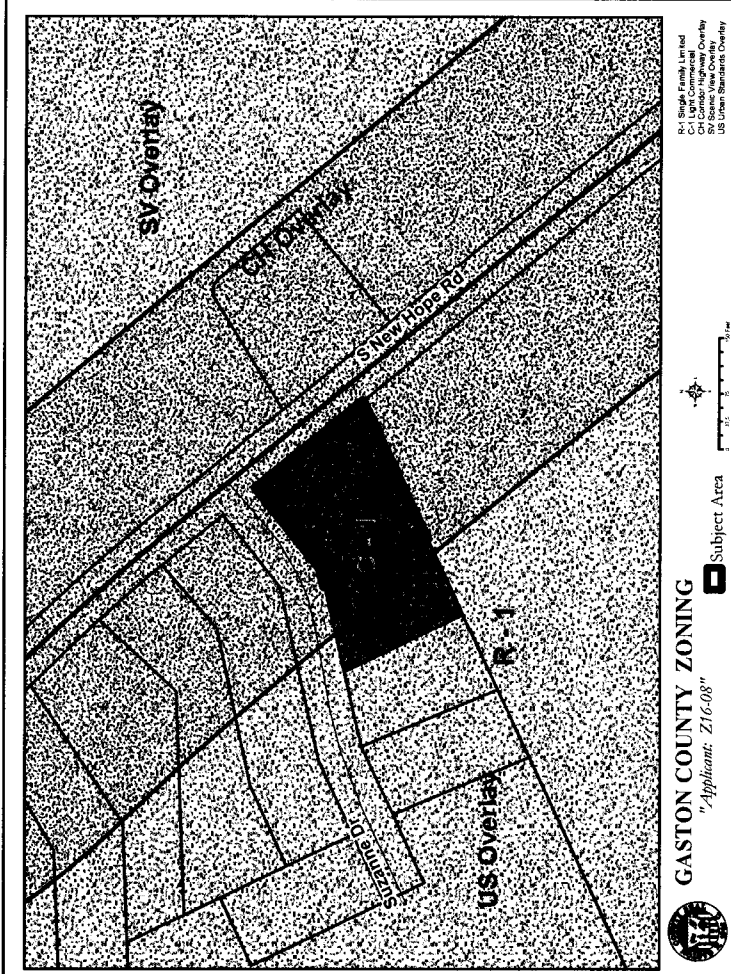
Notes:

1. The map is for zoning purposes only - not to be used for conveyance.

2. For purposes of clarity, County Zoning is not shown at local government level. The map is intended to show the zoning of the area of consideration and its relationship to the surrounding areas. The map is not intended to show the zoning of the entire county or state.

3. The map is not intended to show the zoning of the entire county or state.

4. The map is not intended to show the zoning of the entire county or state.



GASTON COUNTY ZONING

Applicant: Z16-08

Legend

- Area of Consideration
- Subject Area
- Property Parcels

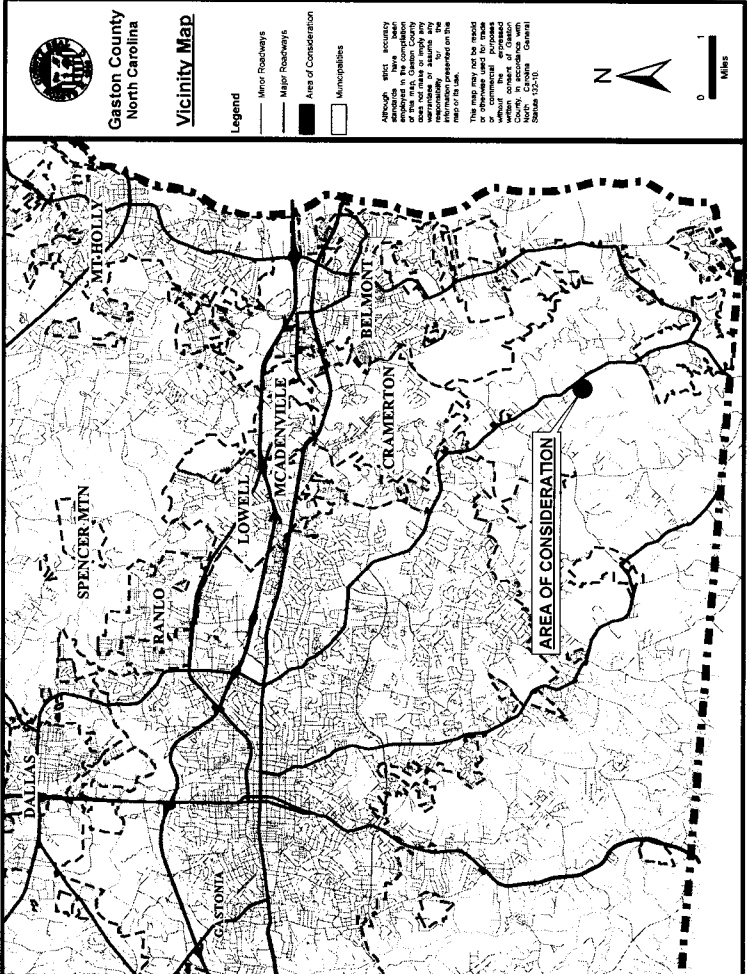
Notes:

1. The map is for zoning purposes only - not to be used for conveyance.

2. For purposes of clarity, County Zoning is not shown at local government level. The map is intended to show the zoning of the area of consideration and its relationship to the surrounding areas. The map is not intended to show the zoning of the entire county or state.

3. The map is not intended to show the zoning of the entire county or state.

4. The map is not intended to show the zoning of the entire county or state.



Gaston County North Carolina

Vicinity Map

Legend

- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Notes:

1. The map is for zoning purposes only - not to be used for conveyance.

2. For purposes of clarity, County Zoning is not shown at local government level. The map is intended to show the zoning of the area of consideration and its relationship to the surrounding areas. The map is not intended to show the zoning of the entire county or state.

3. The map is not intended to show the zoning of the entire county or state.

4. The map is not intended to show the zoning of the entire county or state.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 16-495

Commissioner Price - Zoning Map Change: Z16-08, Jeffrey Scott Welch, (Applicant); Property Parcel: 192373 located at 5704 South New Hope Road, Belmont, from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay

STAFF CONTACT

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

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

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. Jeffrey Scott Welch, (Applicant); Property Parcel: 192373 from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to the (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay, located on 5704 South New Hope Road, Belmont, NC, as listed in the Gaston County Tax Office. Property consists of 69 acres for rezoning consideration.

A joint public hearing was advertised and held on October 11, 2016 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.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution - Z16-08 and Maps - Z16-08

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	Phillbeck	Price	Williams	Vote
2016-298	10/11/2016	TK	JC	AB	A	A	A	AB	AB	A	U

DISTRIBUTION:

Laserfiche Users

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