



RESOLUTION TITLE: ZONING MAP CHANGE: Z18-06 DAVID W. SMITH, III, ATTORNEY FOR ALL OWNERS (APPLICANT); PROPERTY PARCEL: 207350, LOCATION – UNION ROAD, GASTONIA, NC, REZONE FROM THE (CD/C2) CONDITIONAL ZONING/HIGHWAY COMMERCIAL ZONING DISTRICTS TO THE (RMF) RESIDENTIAL MULTI FAMILY ZONING DISTRICT

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on August 28, 2018 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 207350
Applicant: David W. Smith, III, Attorney for all Owners
Owner (s): Sakron, LLC (10%); Bent Twig Living Trust (30%); Giuseppe Trunfio et. Ux. (10%); Mahmoud H. Zeidan et ux. (50%)
Property Location: Union Road, Gastonia, NC
Request: Rezone Parcel 207350 (CD/C2) Conditional Zoning/Highway Commercial Zoning Districts to the (RMF) Residential Multi Family Zoning District.

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: 207350, location – Union Road, Gastonia, NC, from (CD/C2) Conditional Zoning/Highway Commercial Zoning Districts to the (RMF) Residential Multi Family Zoning District on August 28, 2018 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Cloninger Second: Vinson Vote: Unanimous
 Aye: Ally, Attaway, Barber, Cloninger, Harris, Hollar, Horne, Houchard, Sain and Vinson
 Nay: None
 Absent: None
 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	Brown	Fraleigh	Grant	Hovis	Keigher	Philbeck	Wojcik	Vote
2018-216	08/28/2018	TK	RW	A	A	A	A	A	A	A	U

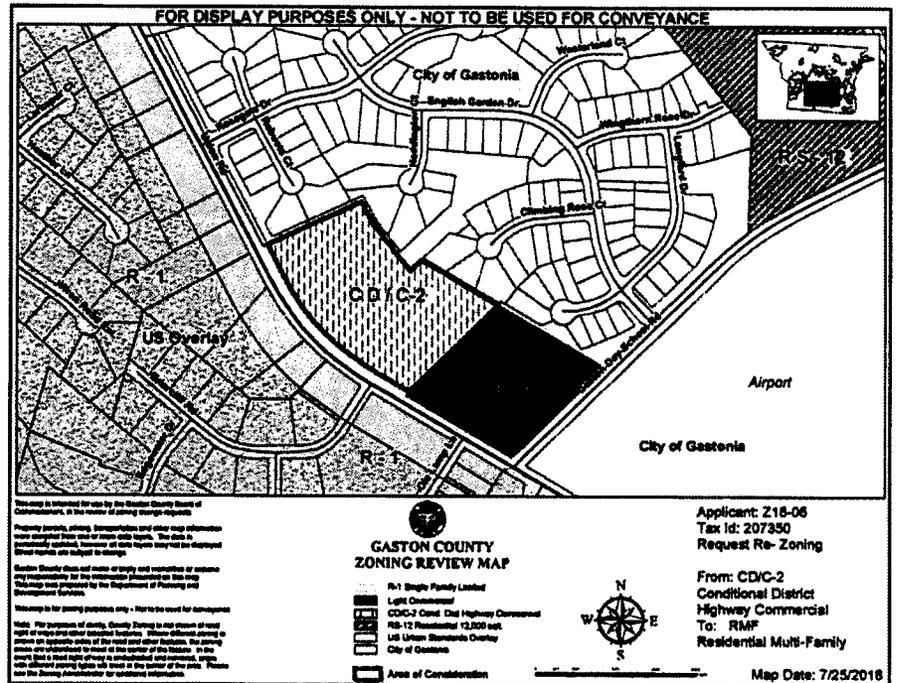
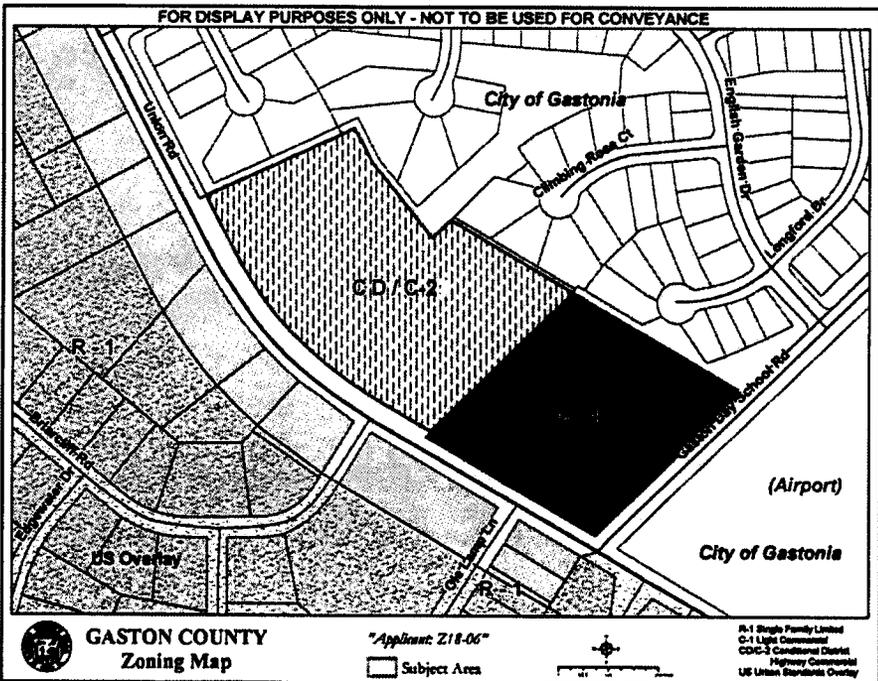
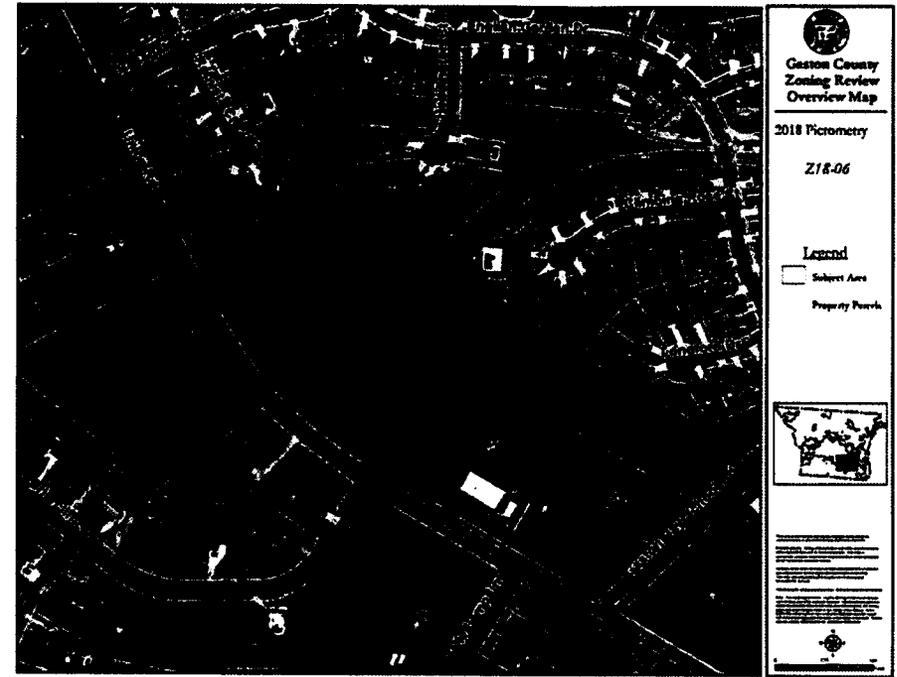
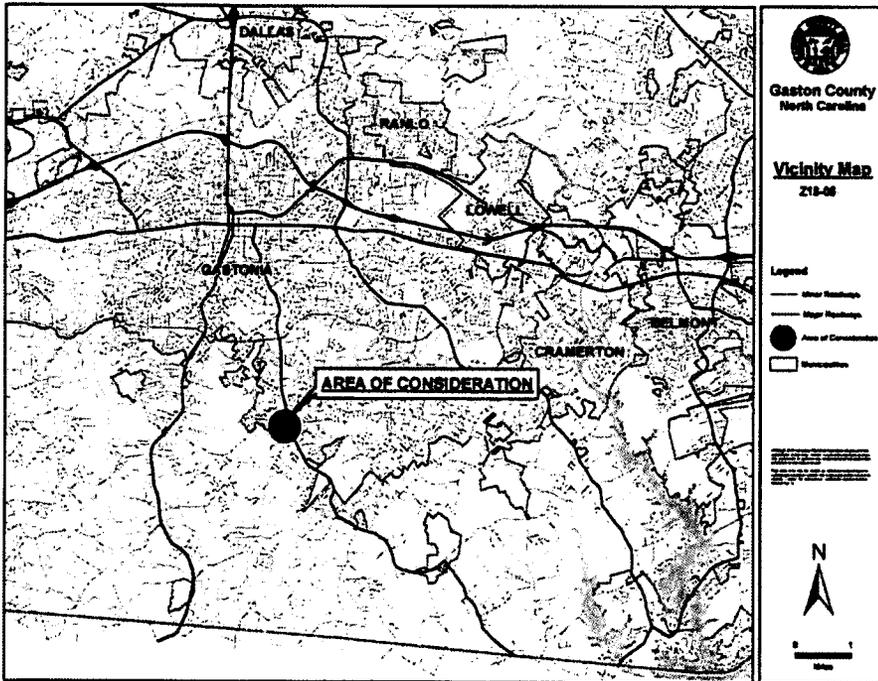
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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

**Zoning Map Change: Z18-06 David W. Smith, III, Attorney for all Owners (Applicant); Property Parcel: 207350, Location – Union Road, Gastonia, NC, Rezone from the (CD/C2) Conditional Zoning/Highway Commercial Zoning Districts to the (RMF) Residential Multi Family 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. 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: 207350, 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
www.gastongov.com

Planning Board Action

File #: 18-294

Commissioner Philbeck - Planning/Zoning - Zoning Map Change: Z18-06, David W. Smith, III, Attorney for all Owners (Applicant); Property Parcel 207350, Location - Union Road, Gastonia, NC, Rezone from the (CD/C2) Conditional Zoning/Highway Commercial District to the (RMF) Residential Multi Family Zoning District

STAFF CONTACT

David L. Williams - Planning Director - 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. David W. Smith, III, Attorney for all Owners, (Applicant): Rezone Parcel: 207350 from the (CD/C2) Conditional Zoning/Highway Commercial District to the (RMF) Residential Multi Family Zoning District. A joint public hearing was advertised and held on August 28, 2018 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 - Z18-06; Maps - Z18-06

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	Brown	Fraley	Grant	Hovis	Kelgher	Philbeck	Worley	Vote
2018-216	08/28/2018	TK	RW	A	A	A	A	A	A	A	U

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