



RESOLUTION TITLE: ZONING MAP CHANGE: Z18-02, ELIZABETH MOSER (APPLICANT): PROPERTY PARCEL 135649, LOCATED AT 354 WHITE JENKINS ROAD, BESSEMER CITY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT W/US OVERLAY TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT W/US OVERLAY

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on March 27, 2018 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 135649
Applicant: Elizabeth Moser
Owner (s): Elizabeth Moser
Property Location: 354 White Jenkins Road, Bessemer City, NC
Request: Rezone Parcel 135649 from the (R-1) Single Family Limited Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US 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 of the map change for parcel 135649, located at 354 White Jenkins Road, Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US Overlay on March 27, 2018 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Sain Second: Cloninger Vote: Unanimous
Aye: Attaway, Cloninger, Harris, Sain and Vinson
Nay: None
Absent: Barber, Hollar, Houchard and Stevens
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	Fraley	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2018-080	03/27/2018	TK	BH	A	AB	A	A	A	A	A	U

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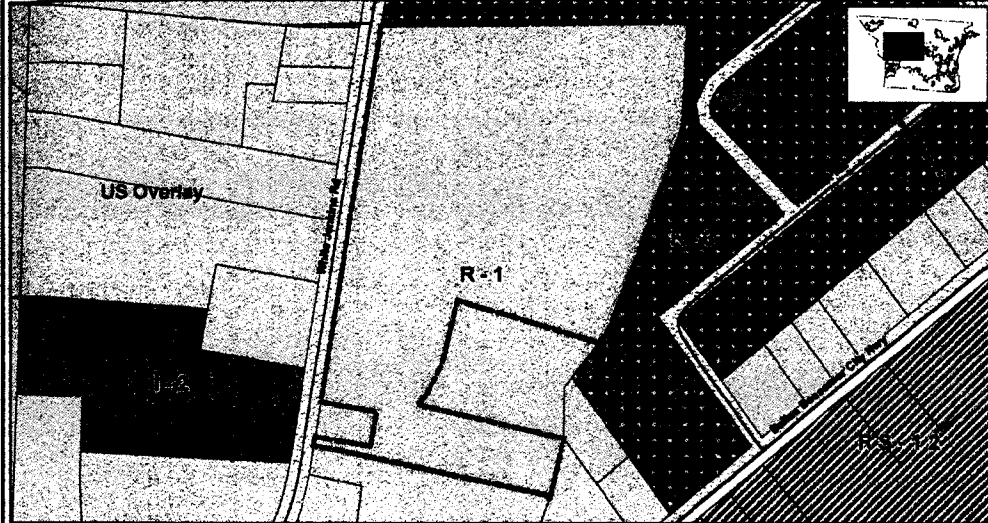
A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Z18-02, Elizabeth Moser (Applicant): Property Parcel 135649, Located at 354 White Jenkins Road, Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/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. The property in question is in a future land use designation of Rural and such area supports a variety of uses, including commercial activity. The location of the subject parcel, on White Jenkins Road, which is also close to Dallas-Bessemer City Highway, a busy road, support a rezoning from R-1 to C-3. Additionally, an I-2 use is located adjacent to the subject parcel, further indicating the area supports commercially zoned parcels. 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 135649, 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 intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests.

Properly parcels, zoning, transportation and other map information were extracted from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply any warranty or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning shown is understood to exist at the center of the feature. In the event that a road right of way is undivided and reserved, areas with different zoning types will exist in the center of the area. Please see the Zoning Administrator for additional information.

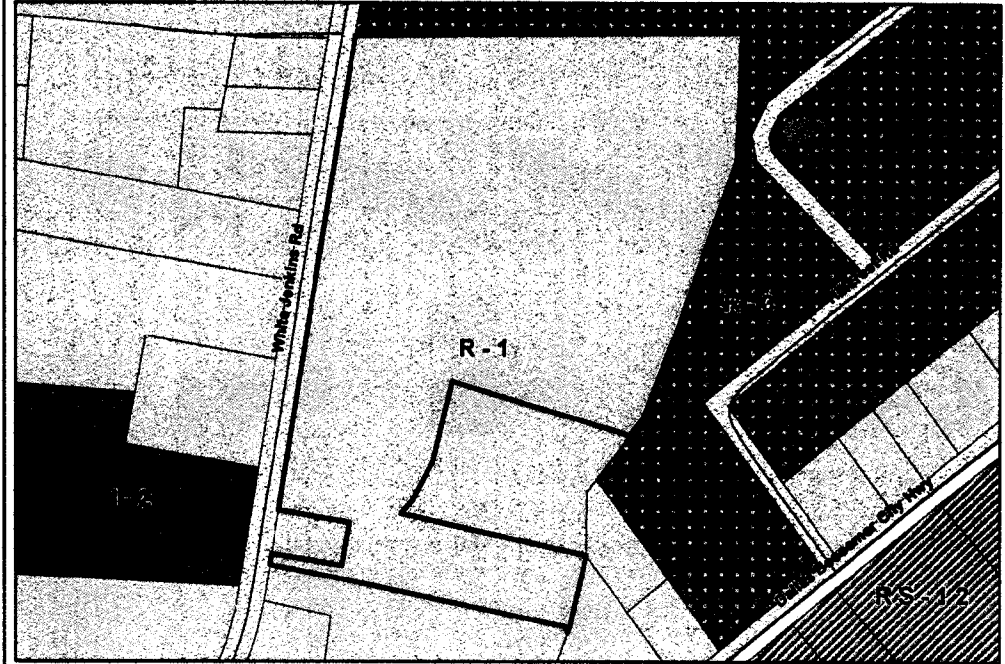
GASTON COUNTY
ZONING REVIEW MAP

R-1 Single Family Limited
RS-12 Residential 12,000 sqft
R-3 Single Family General
I-2 General Industry
US Urban Standards Overlay
Area of Consideration



Applicant: Z18-02
Tax Id: 135649
Request Re-Zoning from:
R-1 Single Family Limited
with US Urban Standards Overlay
To: C-3 General Commercial
with US Urban Standards Overlay
Map Date: 2/21/2018

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GASTON COUNTY
Zoning Map

"Applicant: Z18-02"
Subject Area



R-1 Single Family Limited
R-3 Single Family General
RS-12 Residential 12,000 sqft
I-2 General Industry

Gaston County
Zoning Review
Overview Map

2015 Aerial Imagery

Z18-02

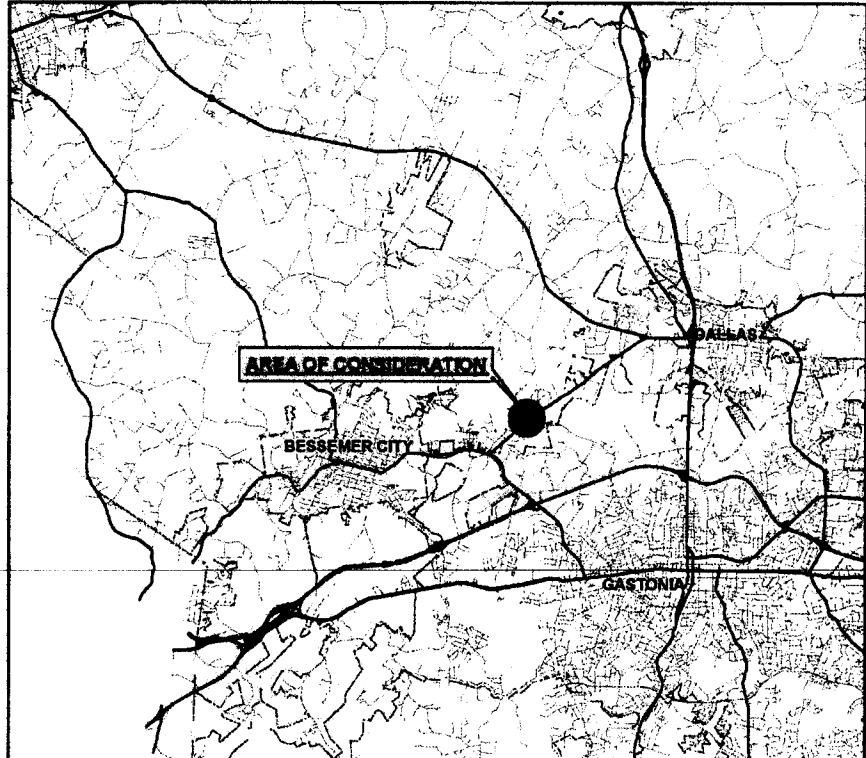
Legend

Subject Area
Property Parcels

GASTON COUNTY
ZONING REVIEW MAP

R-1 Single Family Limited
RS-12 Residential 12,000 sqft
R-3 Single Family General
I-2 General Industry
US Urban Standards Overlay
Area of Consideration

Map Date: 2/21/2018



Gaston County
North Carolina

Vicinity Map
Z18-02

Legend

Minor Roadways
Major Roadways
Area of Consideration
Municipalities

GASTON COUNTY
ZONING REVIEW MAP

R-1 Single Family Limited
RS-12 Residential 12,000 sqft
R-3 Single Family General
I-2 General Industry

Map Date: 2/21/2018



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6837

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Sarah Penley, Gaston County Planning & Development Services
From: Julio Paredes, Planner
Date: March 23, 2018
Subject: TRC – March Public Hearing – Z18-02

Thank you for the opportunity to provide transportation comments on a proposed site plan located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the proposed site plan in accordance with our adopted Comprehensive Transportation Plan (CTP) and the adopted 2040 Metropolitan Transportation Plan (MTP).

1. The proposed development is located at 354 White Jenkins Road, Bessemer City, NC 28016
 - A. The proposed development will not generate daily trips of significant concern to the adjacent roadway. A traffic count was performed on White Jenkins Rd in 2016 with an average daily traffic count of 2,500 vehicles.
 - B. According to NCDOT's 2018-2027 State Transportation Improvement Program (STIP) and the 2040 MTP, there are no funded transportation improvement projects in the immediate vicinity of this project.
 - C. The CTP does not show any future improvements on any streets adjacent to the subject properties.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.

GASTON-CLEVELAND-LINCOLN



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6837

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

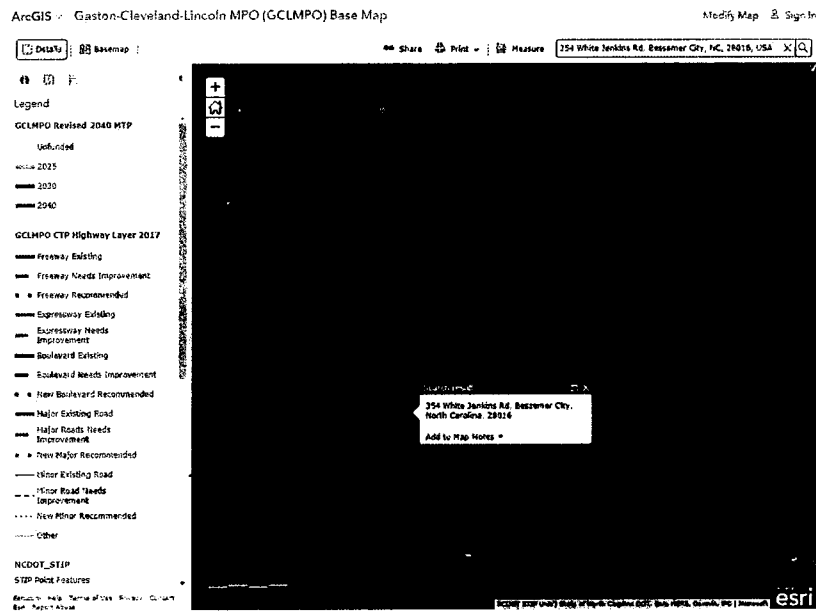


Figure 1. CTP-MTP-STIP Projects Overlay_Z18-02



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 18-081

Commissioner Hovis - Planning/Zoning - Zoning Map Change: Z18-02, Elizabeth Moser (Applicant); Property Parcel 135649, Located at 354 White Jenkins Road, Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US Overlay

STAFF CONTACT

David L. Williams - Director of Planning - 704-866-3473

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

NA

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. Elizabeth Moser (Applicant): to rezone Parcel 135649 from the (R-1) Single Family Limited Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US Overlay. A joint public hearing was advertised and held on March 27, 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 - Z18-02, Maps Z18-02

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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
2018-080	03/27/2018	TK	BH	A	AB	A	A	A	A	A	U

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