



**RESOLUTION TITLE:** Zoning Map Change: Z16-09, Courthouse Solar, LLC/ Michael P. Lingerfelt and Wesley F. Lingerfelt, (Applicants); Property Parcels: 163763 and 219649 located at 2180 Tryon Courthouse Road, Bessemer City, from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District

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:** 163763 and 219649  
**Applicant:** Courthouse Solar, LLC  
**Owner (s):** Michael P. Lingerfelt and Wesley F. Lingerfelt  
**Property Location:** 2180 Tryon Courthouse Road, Bessemer City, NC 28016  
**Request:** To rezone Property Parcels: 163763 and 219649 located at 2180 Tryon Courthouse Road in Bessemer City, NC, totaling 162 acres from (R-1) Single Family Limited Zoning District to the (R2) Single Family Moderate 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(s): 163763 and 219649, located at 2180 Tryon Courthouse Road, Bessemer City, NC totaling 162 acres from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District, public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Attaway                      Second: Stevens                      Vote: 4:1  
 Aye: Attaway, Houchard, Hurlocker, Stevens  
 Nay: Hollar  
 Absent: Barber, Cloninger, Coyle, Delaney  
 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	Carpenter	Fraleigh	Kelgher	Phillbeck	Price	Williams	Vote
2016-317	11/10/2016	CB	JC	A	A	A	A	A	A	A	U

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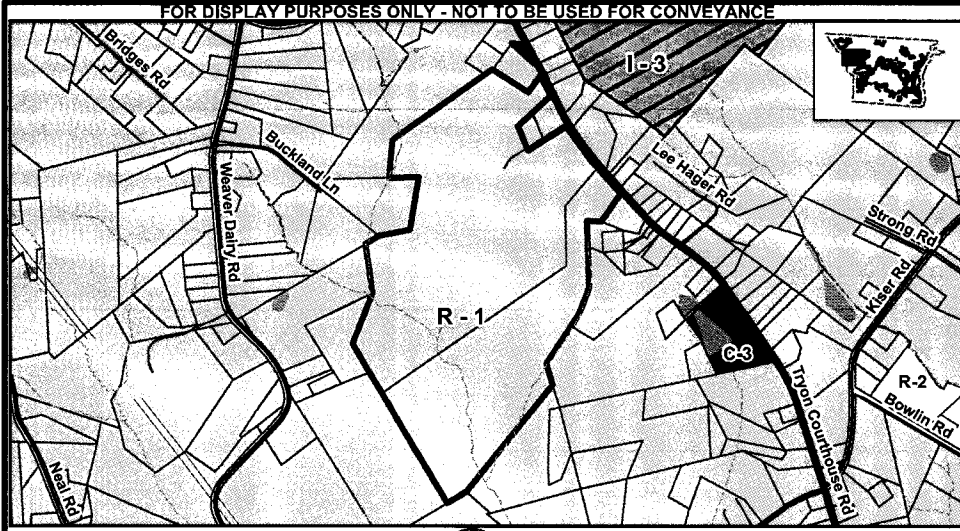
**Zoning Map Change: Z16-09, Courthouse Solar, LLC/ Michael P. Lingerfelt and Wesley F. Lingerfelt, (Applicants); Property Parcels: 163763 and 219649 located at 2180 Tryon Courthouse Road, Bessemer City, from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District**

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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. Parcel(s): 163763 and 219649, 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.

Property parcels, zoning, transportation and other map information were compiled 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 and warrants 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 areas are understood to meet at the center of the feature. In the event that a road right of way is undivided and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.

**GASTON COUNTY ZONING REVIEW MAP**

- R-1 Single Family Limited
- I-3 Exclusive Industry
- R-2 Single Family Moderate
- G-3 General Commercial
- Area of Consideration



Applicant: Z16-09  
 Tax Id: 163763 & 219649  
 Request Re- Zoning from:  
 R-1 Single Family Limited  
 To: R-2 Single Family Moderate

Map Date: 9/26/2016

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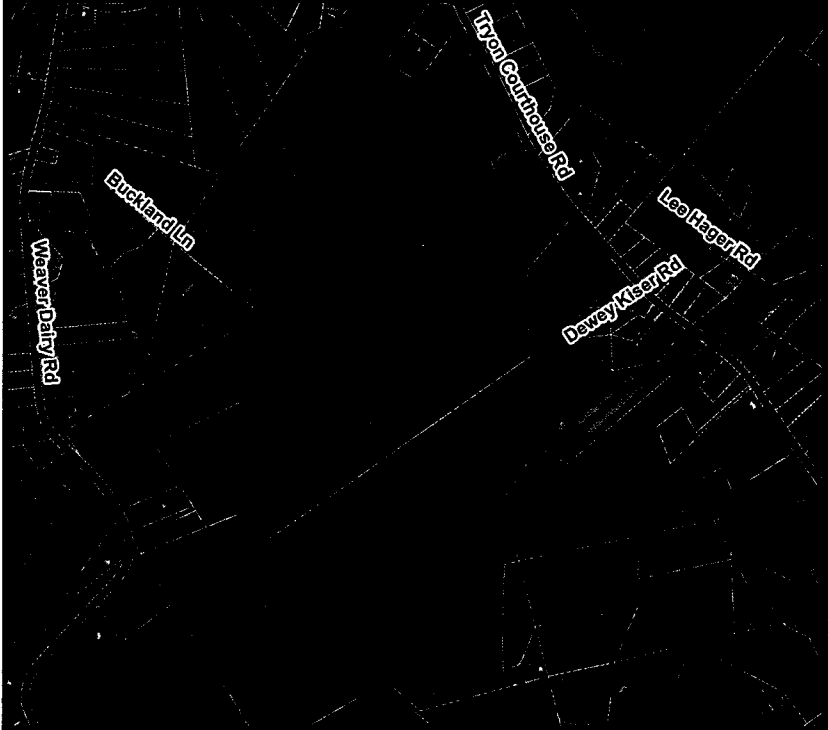


**GASTON COUNTY ZONING**

"Applicant: Z16-09"

- Subject Area

R-1 Single Family Limited  
 I-3 Exclusive Industrial  
 C-3 General Commercial



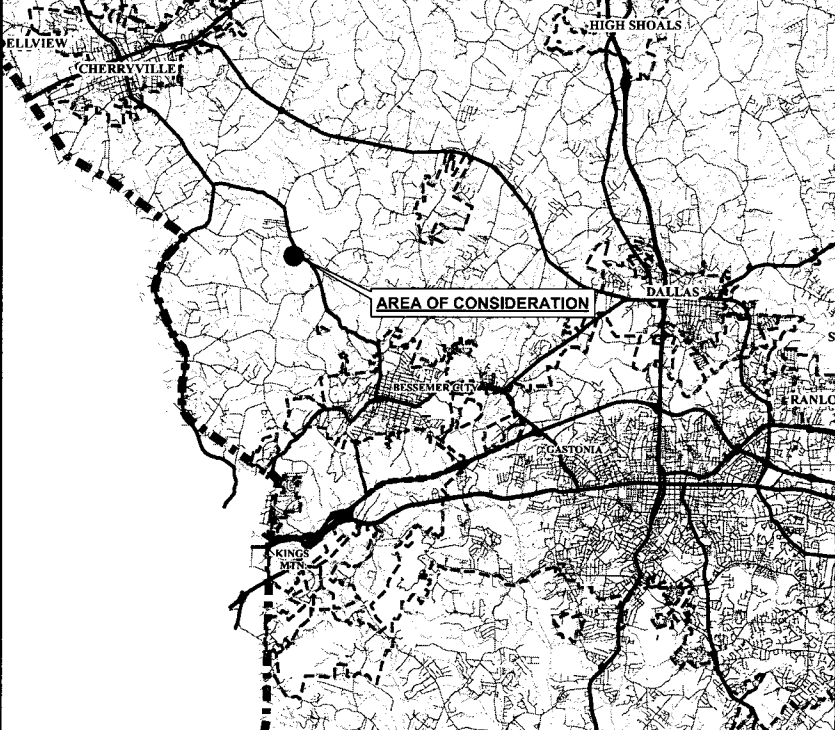
**Gaston County Zoning Review Overview Map**

2015 Aerial Imagery

Z16-09

**Legend**

- Subject Area
- Property Parcels



**Gaston County North Carolina**

**Vicinity Map**

**Legend**

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

Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranty or assume any responsibility for the information presented on the map or its use.

This map may not be read or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County in accordance with North Carolina General Statute 152-10.



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 16-498

Commissioner Carpenter - Zoning Map Change: Z16-09, Courthouse Solar, LLC/Michael P. Lingerfelt and Wesley F. Lingerfelt, (Applicants); Property Parcels: 163763 and 219649 located at 2180 Tryon Courthouse Road, Bessemer City, from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District

### 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. Courthouse Solar, LLC, (Applicant); Property Parcels: 163763 and 219649 from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District located on 2180 Tryon Courthouse Road, Bessemer City, NC, as listed in the Gaston County Tax Office. Property consists of 162 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 - Z16-09 and Maps - Z16-09

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	Fraleigh	Kelgher	Philbeck	Prior	Williams	Vote
2016-317	11/10/2016	CB	JC	A	A	A	A	A	A	A	U

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