

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

Page 2

Board recommendation:

- follows:

Motion: C.Brown

Second: Worley

Vote: 5-1

Aye: C.Brown, J.Brown, Keigher, Philbeck, Worley

Nay: Hovis

Absent: Fraley

Abstain: None

- Commissioners made the following findings of fact:

- Applicant.

Motion: Keigher

Second: C.Brown

Vote: Unanimous

Aye: C.Brown, J.Brown, Hovis, Keigher, Philbeck, Worley

Nay: None

Absent: Fraley

Abstain: None

- Applicant, Building Inspections Director and Planning and Development Director.

Motion: Keigher

Second: J.Brown

Vote: 5-1

Aye: C.Brown, J.Brown, Keigher, Philbeck, Worley

Nay: Hovis

Absent: Fraley

Abstain: None

- c) The proposed development will not substantially injure the value of adjacent property unless it is a public necessity, based on: Testimony of Applicant.

Motion: C.Brown

Second: Worley

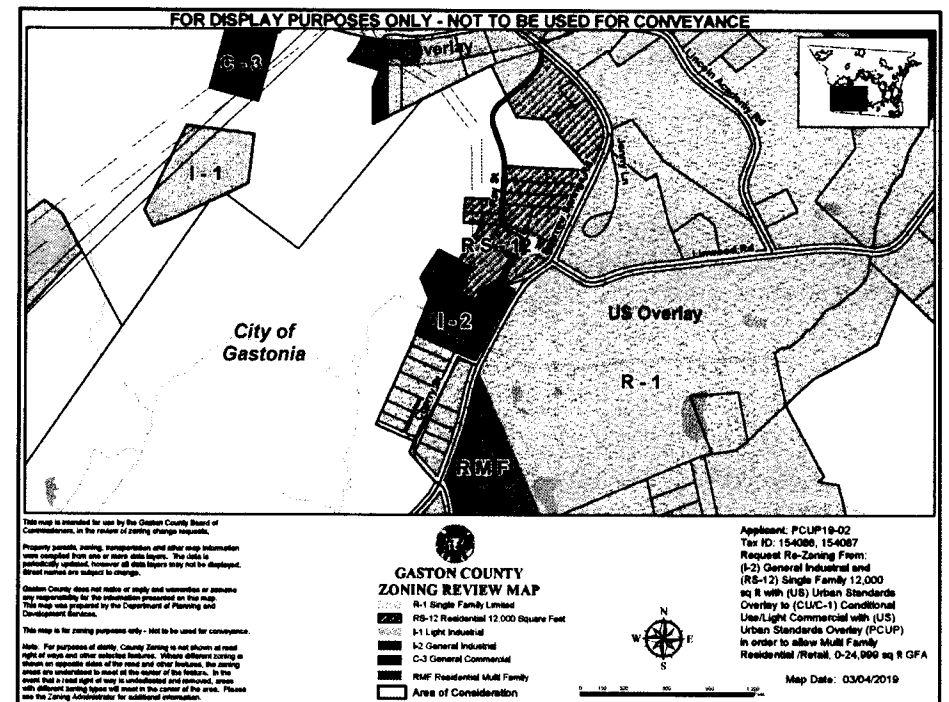
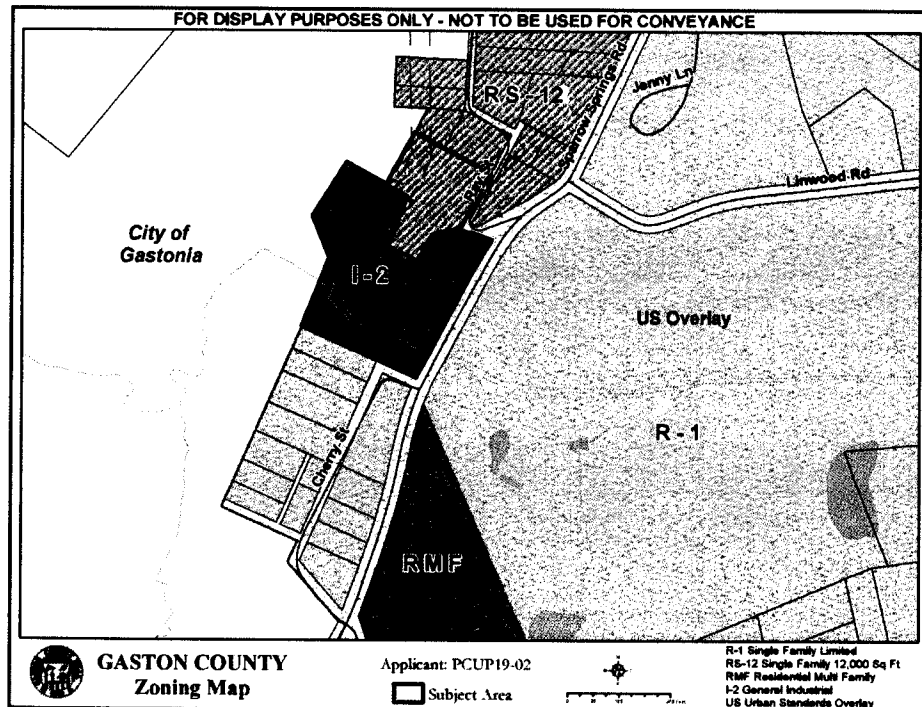
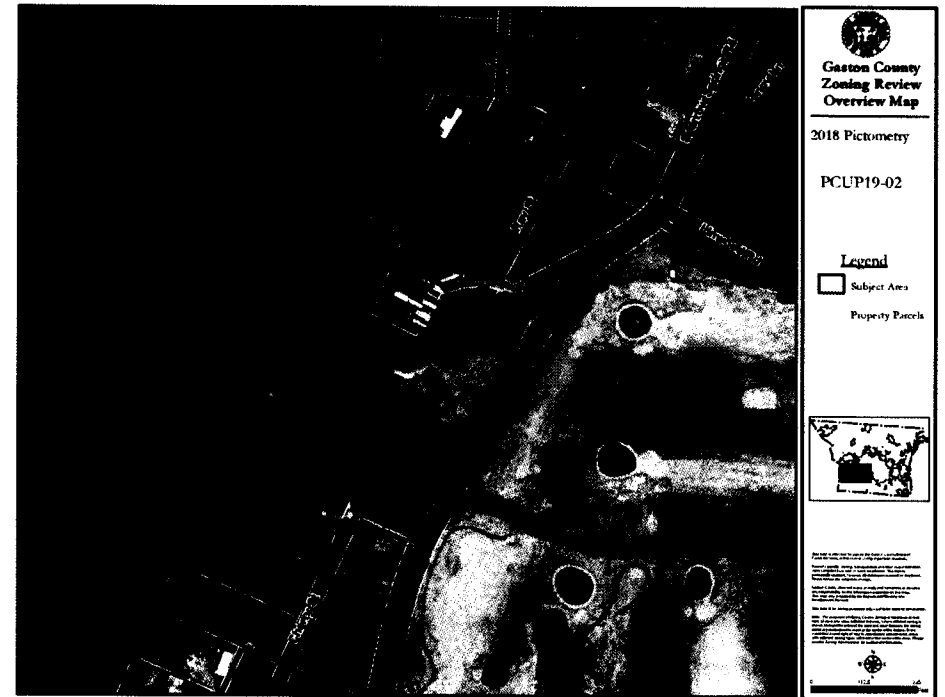
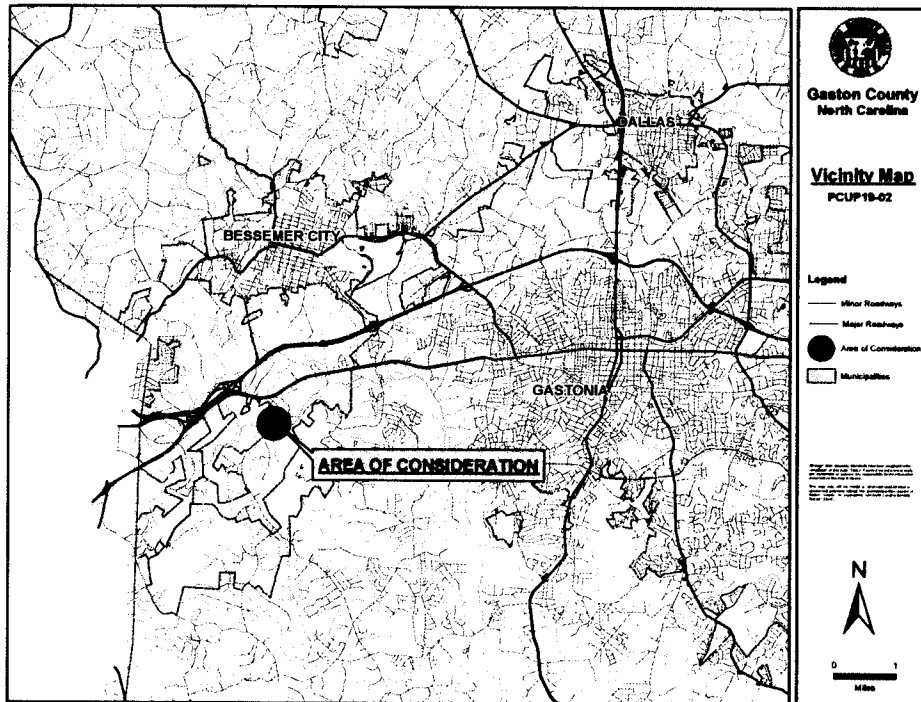
Vote: Unanimous

Aye: C.Brown, J.Brown, Hovis, Keigher, Philbeck, Worley

Nay: None

Absent: Fraley

Abstain: None





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 19-107

Commissioner Hovis - Planning & Development Services - Parallel Conditional Use Permit (PCUP): PCUP19-02 John Walker (Applicant); Property Parcels: 154088 and 154087, Located at 418 Sparrow Springs Rd., Kings Mountain, NC, Request for a PCUP Zoning District from the (I-2) General Industrial and (RS-12) Single Family 12,000 Square Feet Zoning Districts with (US) Urban Standards Overlay to the (CU/C-1) Conditional Use / Light Commercial Zoning District with (US) Urban Standards Overlay (PCUP), in Order to Allow Multi Family Residential/Retail, 0-24,999 sq ft GFA

STAFF CONTACT

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

BACKGROUND

Chapter 5 of the County Unified Development Ordinance provides for issuance of a Conditional Use Permit for parcels which have been zoned as a Conditional Use District. A quasi-judicial public hearing is required which allows for sworn testimony before the Board of County Commission and Planning Board prior to consideration of the Conditional Use Permit. Planning Board recommendation and Board of Commission approval or disapproval on Parallel Conditional Use District map amendments, with recommendation on same by the Planning Board and final approval or disapproval shall be based on four findings (outlined in the ordinance) made on factual evidence provided through the public hearing process. John Walker (Applicant), applied for a zoning map change from the (I-2) General Industrial and (RS-12) Single Family 12,000 Square Feet Zoning Districts with (US) Urban Standards Overlay to the (CU/C-1) Conditional Use / Light Commercial Zoning District with (US) Urban Standards Overlay (PCUP), in order to allow Multi Family Residential/Retail, 0-24,999 sq ft GFA. Said property consists of 7.91 acres combined, located at 418 Sparrow Springs Rd., Kings Mountain, NC, in the Crowders Mountain Township. A joint public hearing was advertised for and held on March 26, 2019 to take sworn testimony relating to issuance of a Conditional Use Permit, with the public hearing comments being on file in the Commission Clerk's Office.

ATTACHMENTS

Resolution - PCUP19-02; Maps PCUP19-02

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 | CBrown | JBrown | AFraley | BHovis | TReigher | TPhinbeck | RWorley | Vote |
|----------|------------|----|----|--------|--------|---------|--------|----------|-----------|---------|-------|
| 2019-087 | 03/26/2019 | CB | TK | A | A | AB | N | A | A | A | 5 - 1 |

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