



RESOLUTION TITLE: ZONING MAP CHANGE: Z17-03 HAILEY RATCHFORD STACY (APPLICANT); PROPERTY PARCEL 182912, LOCATED AT 1411 HICKORY GROVE RD, GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT W/CH AND US OVERLAYS TO (C-1) LIGHT COMMERCIAL ZONING DISTRICT W/CH AND US OVERLAYS

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on February 14, 2017 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number: 182912
Applicant: Hailey Ratchford Stacy
Owner (s): Hailey Ratchford Stacy and others
Property Location: 1411 Hickory Grove Rd, Gastonia, NC
Request: To Rezone Parcel 182912 from the (R-1) Single Family Limited Zoning District w/CH and US Overlays to (C-1) Light Commercial Zoning District w/CH and US Overlays

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 182912, located at 1411 Hickory Grove Rd, Gastonia, NC, from the (R-1) Single Family Limited Zoning District w/CH and US Overlays to (C-1) Light Commercial Zoning District w/CH and US Overlays on February 14, 2017, based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Hollar Second: Cloninger Vote: Unanimous
Aye: Attaway, Cloninger, Coyle, Delaney, Hollar, Hurlocker, Vinson
Nay: None
Absent: Barber, Houchard, 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	Fraleigh	Grant	Hovis	Kelgher	Philbeck	Worley	Vote
2017-048	02/14/2017	BH	TP	A	A	A	A	AB			

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

Zoning Map Change: Z17-03 Hailey Ratchford Stacy (Applicant); Property Parcel 182912, Located at 1411 Hickory Grove Rd, Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District W/CH and US Overlays to (C-1) Light Commercial Zoning District W/CH and US Overlays
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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. Property parcel 182912, 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 #: 17-021

Commissioner Philbeck - Planning/Zoning - Zoning Map Change: Z17-03 Hailey Ratchford Stacy (Applicant); Property Parcel 182912, Located at 1411 Hickory Grove Road, Gastonia, NC, Rezone from (R-1) Single Family Limited Zoning District w/CH and US Overlays to (C-1) Light Commercial Zoning District w/CH and US Overlays

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. Hailey Ratchford Stacy (Applicant); to rezone parcel number 182912 from the (R-1) Single Family Limited Zoning District w/CH and US Overlays to (C-1) Light Commercial Zoning District w/CH and US Overlays.

A joint public hearing was advertised and held on February 14, 2017 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 Z17-03 and Maps Z17-03

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2017-048	02/14/2017	BH	TP	A	A	A	A	AB	A	A	U

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