



RESOLUTION TITLE: ZONING MAP CHANGE: Z18-03, A.G. KOUTSOUPIAS INC. (APPLICANT); PROPERTY PARCELS: 213330, 213331 AND 213332, LOCATED AT 5634 SOUTH NEW HOPE ROAD, BELMONT, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT W/US, CH AND SV OVERLAYS TO THE (C-2) HIGHWAY COMMERCIAL ZONING DISTRICT W/US, CH AND SV OVERLAYS

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): 213330, 213331 and 213332
Applicant: A.G. Koutsoupias Inc.
Owner (s): A.G. Koutsoupias Inc.
Property Location: 5634 South New Hope Road, Belmont, NC
Request: Rezone Parcels 213330, 213331 and 213332 from the (R-1) Single Family Limited Zoning District w/US, CH and SV Overlays to the (C-2) Highway Commercial Zoning District w/US, CH and SV 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 parcels: 213330, 213331 and 213332, located at 5634 South New Hope Road, Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District w/US, CH and SV Overlays to the (C-2) Highway Commercial Zoning District w/US, CH and SV Overlays 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: Cloninger Second: Sain 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	Fraleigh	Grant	Hovis	Keigher	Philbeck	Wooten	Vote
2018-081	03/27/2018	RW	TK	A	AB	A	A	A	A	A	U

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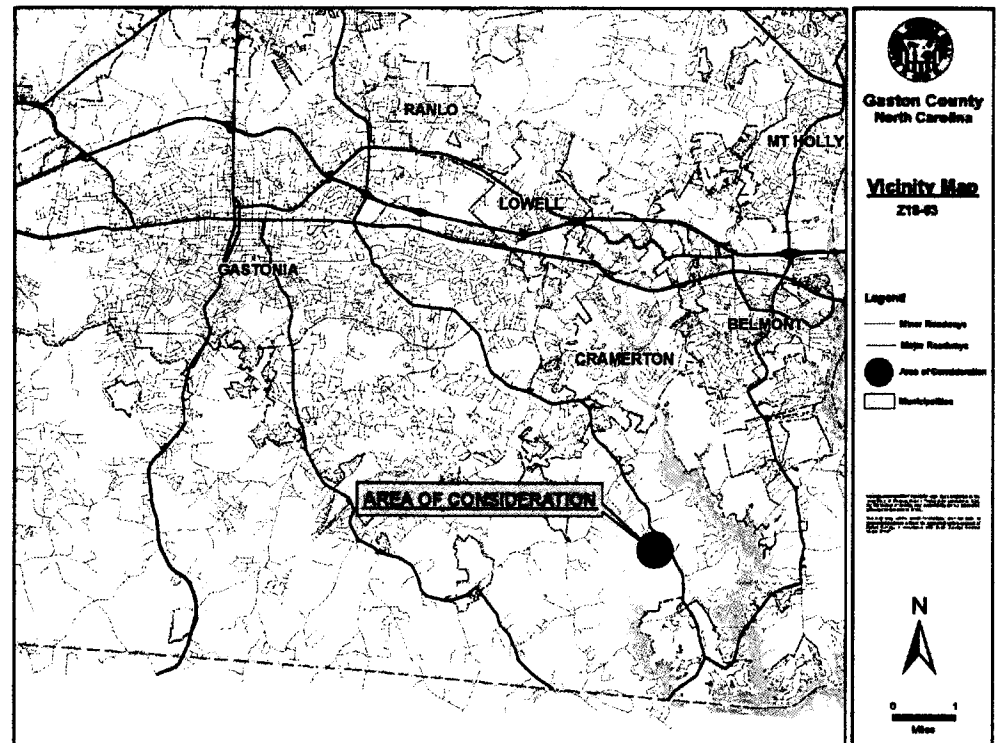
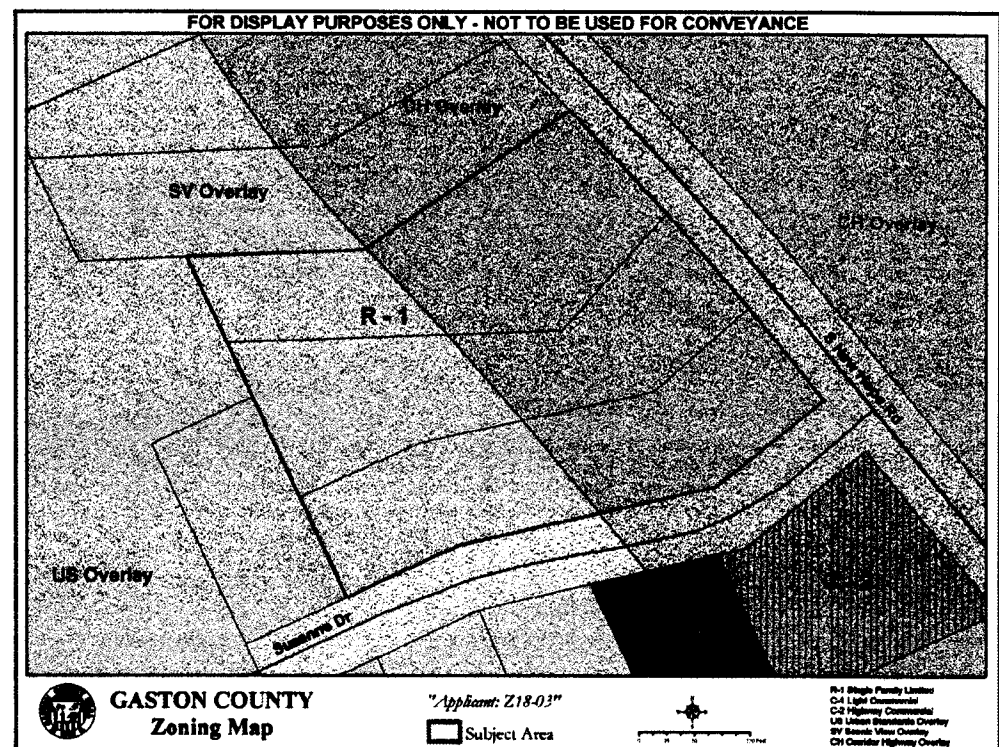
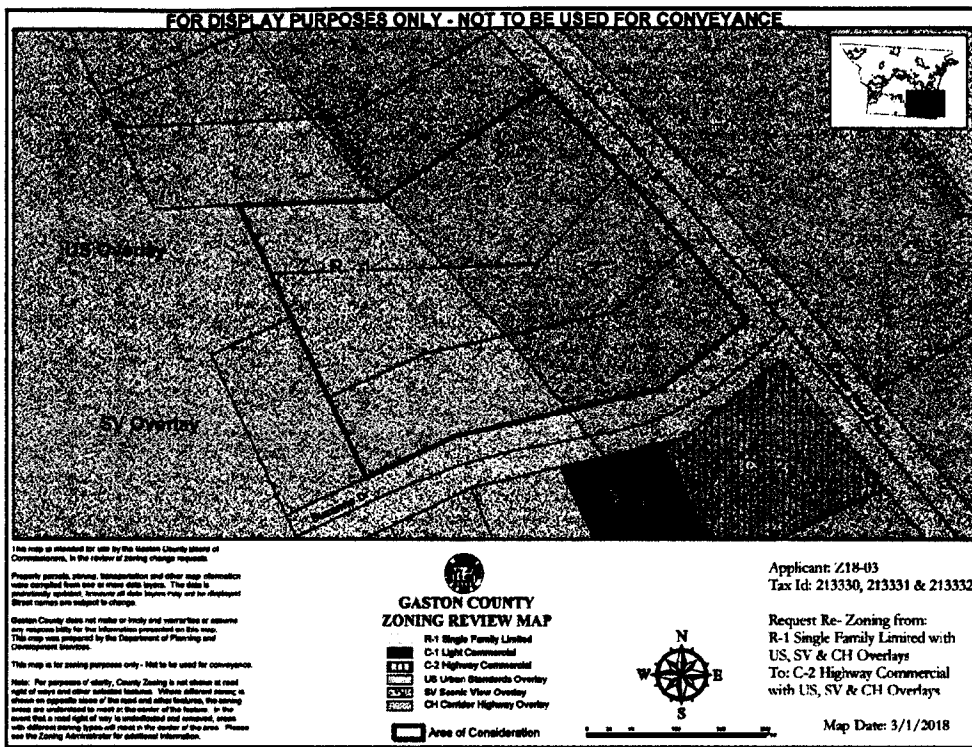
Laserfiche Users

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

Zoning Map Change: Z18-03, A.G. Koutsoupas Inc. (Applicant): Property Parcels: 213330, 213331 and 213332, Located at 5634 South New Hope Road, Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District w/US, CH and SV Overlays to the (C-2) Highway Commercial Zoning District w/US, CH and SV 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. The property in question is in a future land use designation of Suburban Development and such area supports smaller commercial development, such those found on parcels of approximately three acres in size. The subject parcels are on S. New Hope Road, a busy road, and is suitable for commercial development. The overlay designations of Scenic View and Corridor Highway will help development be in harmony with the area. Additional commercial parcels are nearby. 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 parcels: 213330, 213331 and 213332, 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.





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Memorandum

To: Sarah Penley, Gaston County Planning & Development Services
From: Julio Paredes, Planner
Date: March 23, 2018
Subject: TRC – March Public Hearing – Z18-03

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 5634 South New Hope Road, Belmont, NC 28032
 - A. The proposed development will not generate daily trips of significant concern to the adjacent roadway. A traffic count was performed on S. New Hope Rd in 2016 with an average daily traffic count of 6,800 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 widening of S. New Hope Rd—a boulevard improvement (four lanes divided)—is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along Union Road at this location is 60 ft. Therefore, the GCLMPO requests that any development on this parcel be notified that if the road widens does occur in the future, additional ROW may be needed.

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

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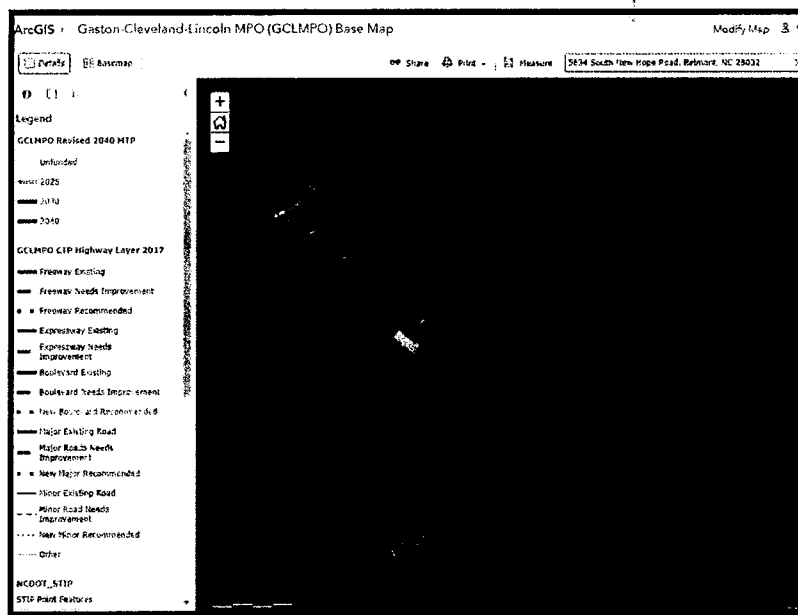


Figure 1. CIP-MTP-STIP Projects Overlay_Z18-03



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 18-083

Commissioner Worley - Planning/Zoning - Zoning Map Change: Z18-03, A.G. Koutsoupas Inc. (Applicant); Property Parcels: 213330, 213331 and 213332, Located at 5634 South New Hope Road, Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District w/US, CH and SV Overlays to the (C-2) Highway Commercial Zoning District w/US, CH and SV 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. A.G. Koutsoupas Inc. (Applicant): to rezone Parcels: 213330, 213331 and 213332 from the (R-1) Single Family Limited Zoning District w/US, CH and SV Overlays to the (C-2) Highway Commercial Zoning District w/US, CH and SV Overlays. 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 Z18-03; Maps Z18-03

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2018-081	03/27/2018	RW	TK	A	AB	A	A	A	A	A	U

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