



**RESOLUTION TITLE: ZONING MAP CHANGE: REZ-22-02-24-00099, JAN & BARBARA VACULCIK DBA VF VENTURES LLC (APPLICANT); PROPERTY PARCEL: 308825, LOCATED AT 1558 STANLEY LUCIA RD., MOUNT HOLLY, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY TO THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on January 24, 2023 by the County Commission to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 308825  
Applicant(s): Jan & Barbara Vaculcik dba VF Ventures LLC  
Owner(s): VF Ventures LLC  
Property Location: 1558 Stanley Lucia Rd., Mount Holly  
Request: Rezone from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (I-2) General Industrial Zoning District with Urban Standards (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 ID 308825, located at 1558 Stanley Lucia Rd. in Mount Holly, NC, from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (I-2) General Industrial Zoning District with Urban Standards (US) Overlay on January 9, 2023 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. The proposed use is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will maintain the "rural" feel of the area while increasing commercial opportunities, which meets the key goals for this area. The rural future land use designation envisions open space with opportunities for agribusiness ventures.

Motion: Houchard                      Second: Sadler                      Vote: Unanimous  
Aye: Crane, Harris, Horne, Houchard, Sadler, Vinson  
Nay: None  
Absent: Brooks, Hurst, and Magee  
Abstain: None

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**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:

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Zoning Map Change: REZ-22-02-24-00099, Jan & Barbara Vaculcik dba VF Ventures LLC (Applicant);  
Property Parcel: 308825, located at 1558 Stanley Lucia Rd., Mount Holly, NC, Rezone from (R-1) Single  
Family Limited Zoning District with Urban Standards (US) Overlay to the (I-2) General Industrial Zoning  
District with Urban Standards (US) Overlay

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NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners, upon  
consideration of the map change application, public hearing comment and  
recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request (**is consistent**) or (**is not consistent**) with the County's  
approved Comprehensive Land Use Plan and the Commission considers this action  
to be (**reasonable**) or (**not reasonable**) and in the public interest, based on:  
Planning Board recommendation and compatibility with existing land uses in the  
immediate area. Therefore, the map change request for Property parcel: 308825, is  
(**hereby approved, effective with the passage of this Resolution**) or (**hereby  
disapproved**).
- 2) The County Manager is authorized to make necessary notifications in this matter  
to appropriate parties.

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Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:

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Donna S. Buff, Clerk to the Board