



RESOLUTION TITLE: ZONING MAP CHANGE: Z18-01, ALEX AUSTIN (APPLICANT): PROPERTY PARCEL 207382, LOCATED AT 2952 YORK HWY; 3000 YORK HWY; 3002 YORK HWY; 3004 YORK HWY, GASTONIA, NC, REZONE FROM THE (IU) URBAN INDUSTRIAL ZONING DISTRICT TO THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT

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): 207382
Applicant: Alex Austin
Owner (s): CLM Investments
Property Location: 2952 York Hwy; 3000 York Hwy; 3002 York Hwy; 3004 York Hwy;
Request: Rezone Parcel 207382 from the (IU) Urban Industrial Zoning District to the (C-3) General Commercial Zoning District

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 207382, located at 2952 York Hwy; 3000 York Hwy; 3002 York Hwy; 3004 York Hwy, Gastonia, NC, from 207382 from the (IU) Urban Industrial Zoning District to the (C-3) General Commercial Zoning District 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: Harris 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	Fraley	Grant	Hovis	Kelgher	Philbeck	Worley	Vote
2018-079	03/27/2018	TK	TP	A	AB	A	A	A	A	A	U

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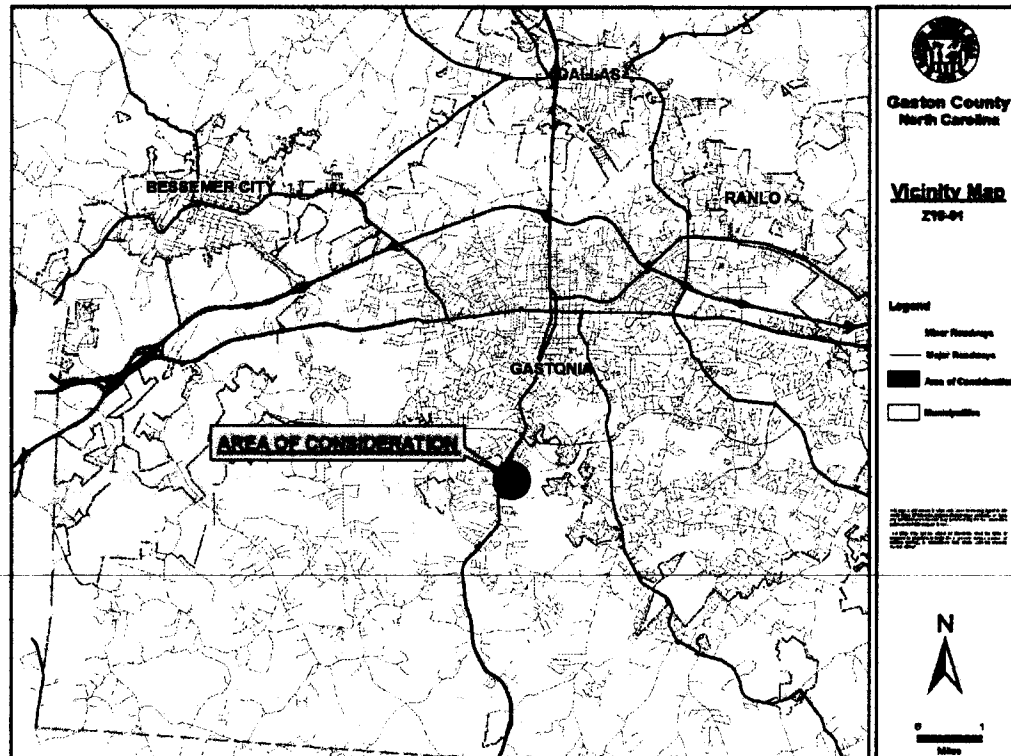
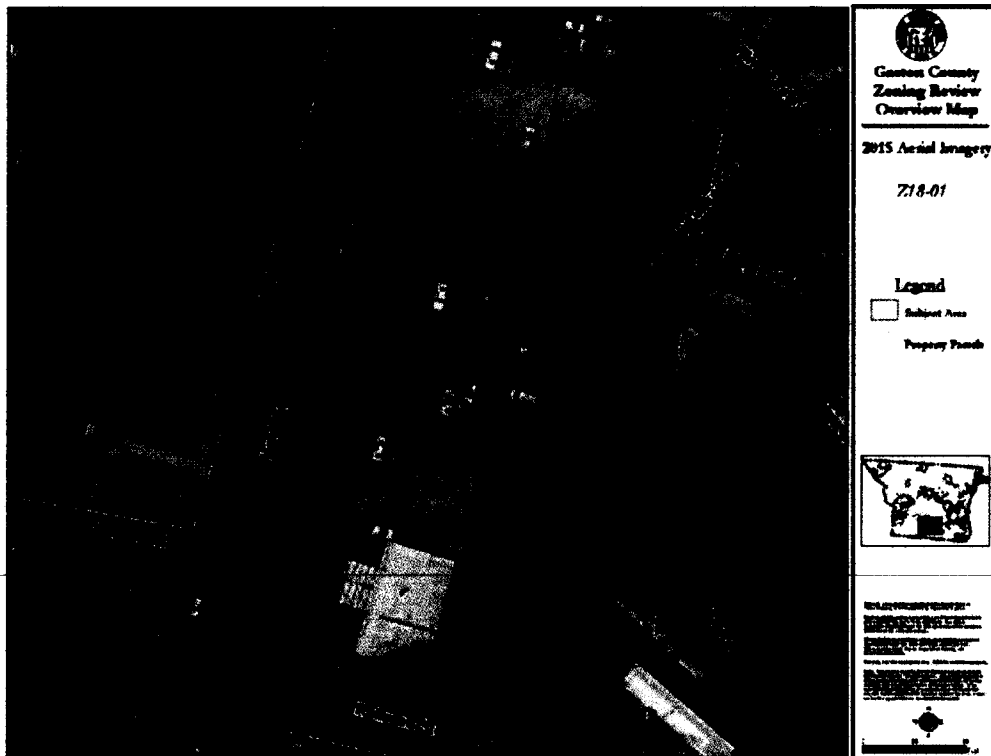
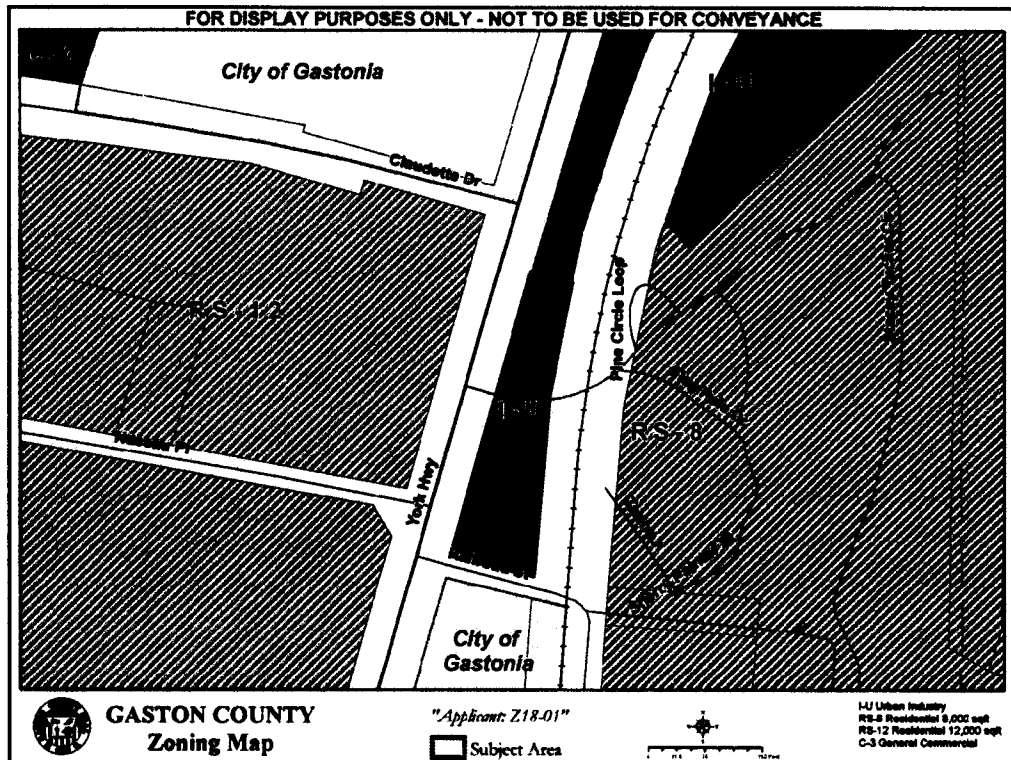
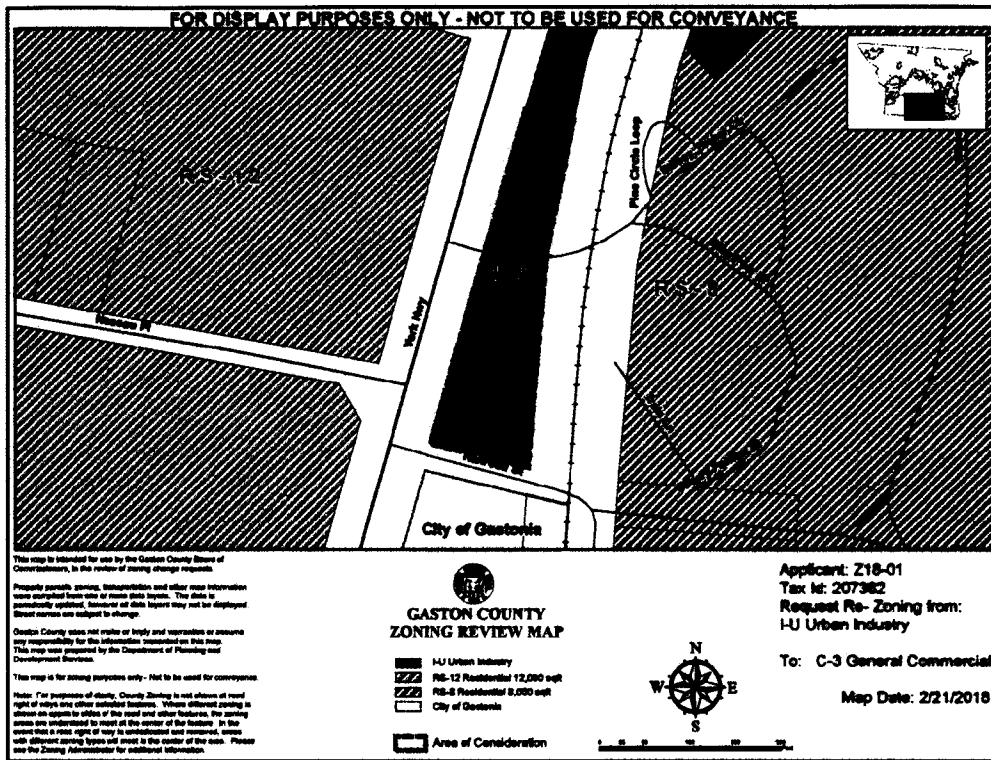
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Zoning Map Change: Z18-01, Alex Austin (Applicant): Property Parcel 207382, Located at 2952 York Hwy; 3000 York Hwy; 3002 York Hwy; 3004 York Hwy, Gastonia, NC, Rezone from the (IU) Urban Industrial Zoning District to the (C-3) General Commercial Zoning 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. The property in question is in a future land use designation of Rural Center and such areas support zoning for small business. The zoning classifications of existing I-U and proposed C-3 land uses both supports similar commercial operations. The subject parcels abut, or are close to, a busy highway, supporting such commercial activity. Commercial parcels are located near the subject properties. 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 207382, 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.





Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6837

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Sarah Penley, Gaston County Planning & Development Services
From: Julio Paredes, Planner
Date: March 23, 2018
Subject: TRC – March Public Hearing – Z18-01

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 2952 York Hwy; 3000 York Hwy, 3002 York Hwy, 304 York Hwy
 - A. The proposed development will not generate daily trips of significant concern to the adjacent roadway. A traffic count was performed on York Highway Rd (segment from Lagrange St to Davis Park Rd) in 2016 with an average daily traffic count of 1,060 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 York Highway—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 80 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.

GASTON-CLEVELAND-LINCOLN



Metropolitan Planning Organization

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Gastonia, North Carolina 28053
Phone (704) 866-6837

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Gastonia, North Carolina 28052
Fax (704) 869-1960

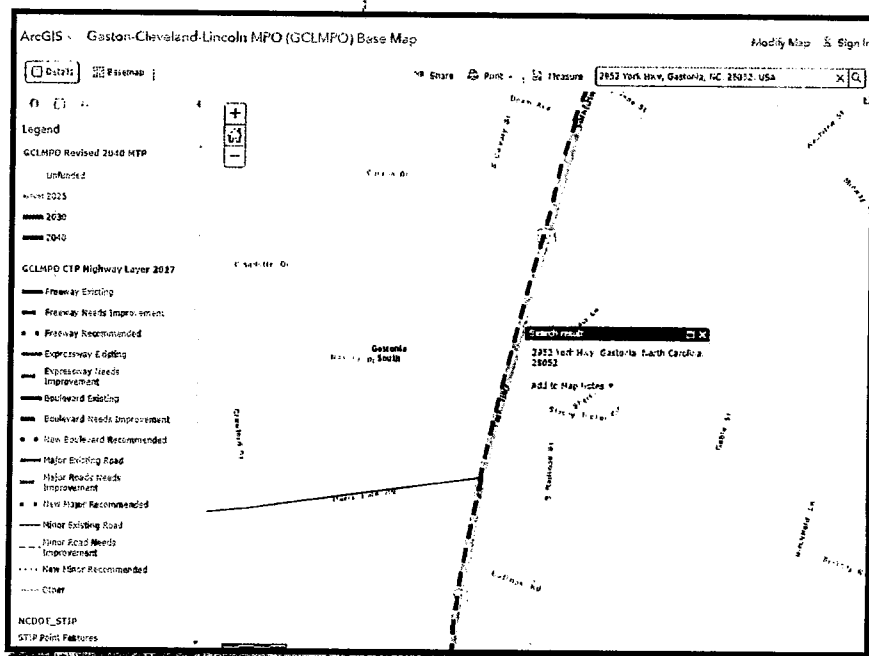


Figure 1. CTP-MTP-STIP Projects Overlay_Z18-01



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 18-080

Commissioner Hovis - Planning/Zoning - Zoning Map Change: Z18-01, Alex Austin (Applicant); Property Parcel 207382, Located at 2952 York Hwy; 3000 York Hwy; 3002 York Hwy; 3004 York Hwy, Gastonia, NC, Rezone from the (IU) Urban Industrial Zoning District with the (C-3) General Commercial Zoning District

STAFF CONTACT

David L. Williams - Director of Planning - 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. Alex Austin (Applicant): to rezone Parcel 207382 from the (IU) Urban Industrial Zoning District to the (C-3) General Commercial Zoning District. 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 - Z18-01, Maps Z18-01

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