



**RESOLUTION TITLE: Zoning Map Change Z16-03, SKJH LLC/John Hondros & Steve Kakouras (Applicant); Property Parcel 138844 located at 125 Torrence Road, Gastonia, from (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing held on August 23, 2016 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

**Tax Parcel Number:** 138844  
**Applicant:** SKJH LLC. (John Hondros & Steve Kakouras)  
**Property Location:** 125 Torrence Road located in Gastonia, NC  
**Request:** To rezone 4.47 acres, Parcel 138844 from (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District

WHEREAS, 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 138844 located at 125 Torrence Road in Gastonia, NC, zoned (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District on August 23, 2016 based on: public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Attaway                      Second: Houchard                      Vote: Unanimous  
 Aye: Coyle, Delaney, Hollar, Hurlocker, Stevens  
 Nay: None  
 Absent: Ally, Barber, Cloninger  
 Abstain: None

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:

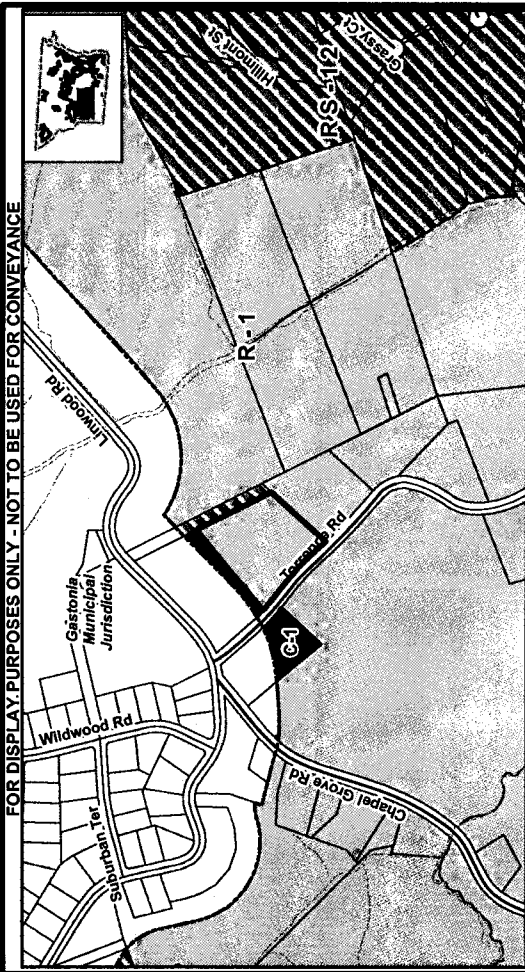
NO.	DATE	M1	M2	Brown	Carpenter	Fraley	Keigher	Phillbeck	Price	Williams	Vote
2016-239	08/23/2016	JC	TK	AB	A	A	A	A	AB	A	U

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**Zoning Map Change Z16-03, SKJH LLC/John Hondros & Steve Kakouras (Applicant);  
Property Parcel 138844 located at 125 Torrence Road, Gastonia, from (R-1) Single Family  
Limited Zoning District to (C-1) Light 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 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. Parcel 138844, 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.



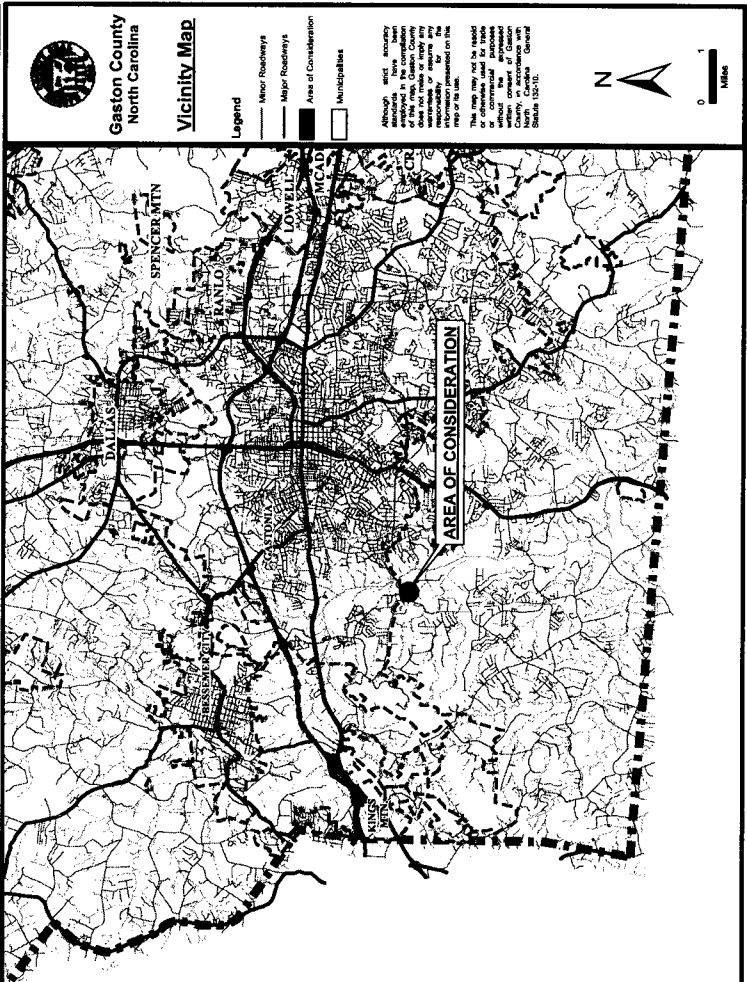
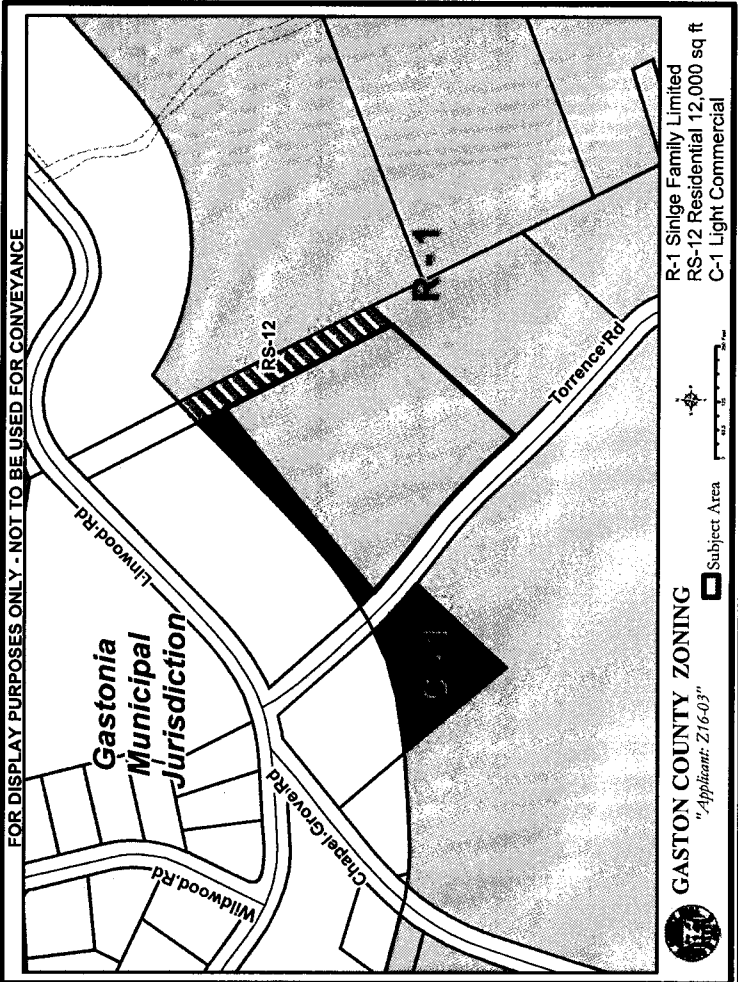
**GASTON COUNTY ZONING REVIEW MAP**

City of Gastonia  
 C-1 Light Commercial  
 RS-12 Residential 12,000 sq ft

Applicant: Z16-03  
 Tax Id: 138844  
 Request Re-Zoning from:  
 R-1 Single Family Limited  
 To: C-1 Light Commercial

Map Date: 7/26/16

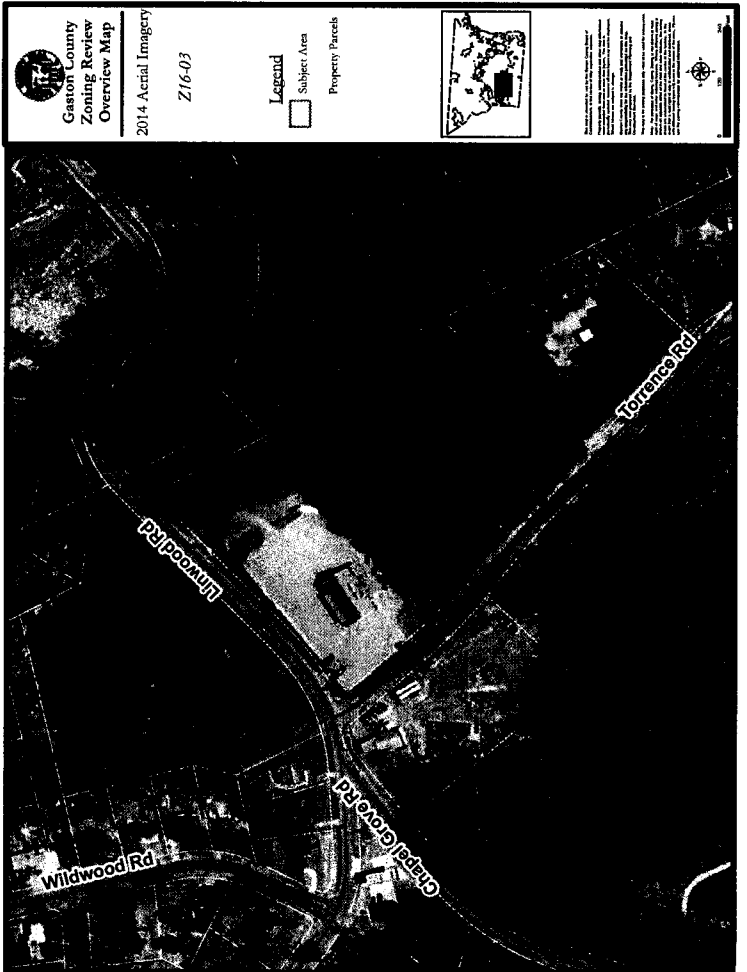
Area of Consideration



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

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This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests. Property lines, zoning, incorporation and other map information are for informational purposes only and do not constitute a warranty. The user assumes all liability for any use of this map. The user assumes all responsibility for the information presented on this map. The user assumes all responsibility for the information presented on this map. The user assumes all responsibility for the information presented on this map.



**Gaston County Zoning Review Overview Map**

2014 Aerial Imagery

Z16-03

Legend  
 Subject Area  
 Property Parcels

**Gaston County North Carolina**

**Vicinity Map**

Legend  
 Minor Roadways  
 Major Roadways  
 Area of Consideration  
 Municipality

Although this vicinity map has been prepared for the use of the City of Gaston County, it is not intended to be used for any other purpose. The user assumes all liability for any use of this map. The user assumes all responsibility for the information presented on this map. The user assumes all responsibility for the information presented on this map.

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# Gaston County

Gaston County  
Board of Commissioners  
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## Planning Board Action

**File #:** 16-395

Commissioner Williams - Zoning Map Change: Z16-03, SKJH LLC/John Hondros & Steve Kakouras (Applicant); Property Parcel: 138844 located at 125 Torrence Road, Gastonia, from (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District

### STAFF CONTACT

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

### BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a Public Hearing by the Commission and Planning Board, with recommendation by the Planning Board prior to consideration for final action by the Commission. SKJH LLC. (John Hondros & Steve Kakouras) (Applicant); Property Parcel: 138844 from (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District located at 125 Torrence Road in Gastonia, NC, as listed in the Gaston County Tax Office. Property consists of approximately 4.47 total acres for rezoning consideration.

A joint public hearing was advertised for and held on August 23, 2016 to take public comment (said comments are on file in the Commission Clerk's Office), with Planning Board recommendation provided on the same date. The Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then either (**approve**), (**disapprove**) or (**modify**) the zoning map change.

### POLICY IMPACT

N/A

### ATTACHMENTS

Resolution - Z16-03 and Maps - Z16-03

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	Carpenter	Frale	Keigher	Philbeck	Price	Williams	Vote
2016-239	08/23/2016	JC	TK	AB	A	A	A	A	AB	A	U

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