



RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD19-03, TERAMORE DEVELOPMENT LLC, JOE STRICKLAND (APPLICANT); PROPERTY PARCEL: 301564 (PART OF), LOCATED AT UNION RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS TO THE (CD/C-1) CONDITIONAL DISTRICT/LIGHT COMMERCIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS, IN ORDER TO ALLOW RETAIL, 0-24,999 SQ FT GFA

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on November 12, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 301564 (part of)
 Applicant: Teramore Development LLC (Joe Strickland)
 Owner(s): James K. Yelton
 Property Location: Union Rd.
 Request: Rezone Parcel 301564 (part of) from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (CD/C-1) Conditional District/Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays, in order to allow Retail, 0-24,999 sq ft GFA

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 as conditioned (Exhibit A) of the map change for parcel: 301564 (part of), located at Union Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (CD/C-1) Conditional District/Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays, in order to allow Retail, 0-24,999 sq ft GFA, on November 12, 2019 based on: the public hearing comment, staff recommendation, and the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The Conditional Zoning application is for a rezoning from (R-1) with the (CH) and (US) Overlays to a Conditional

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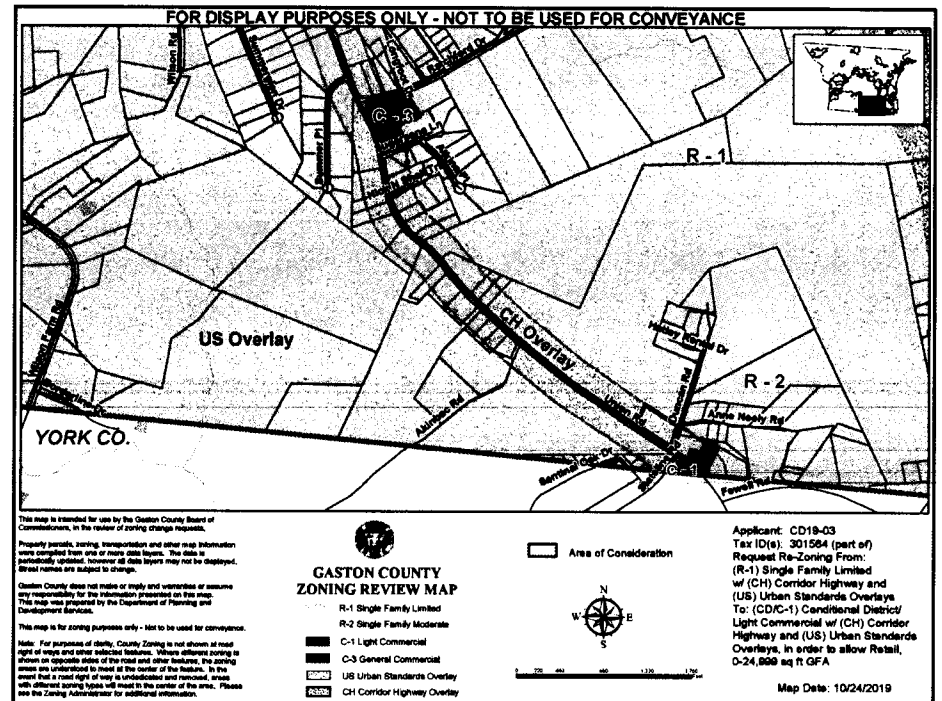
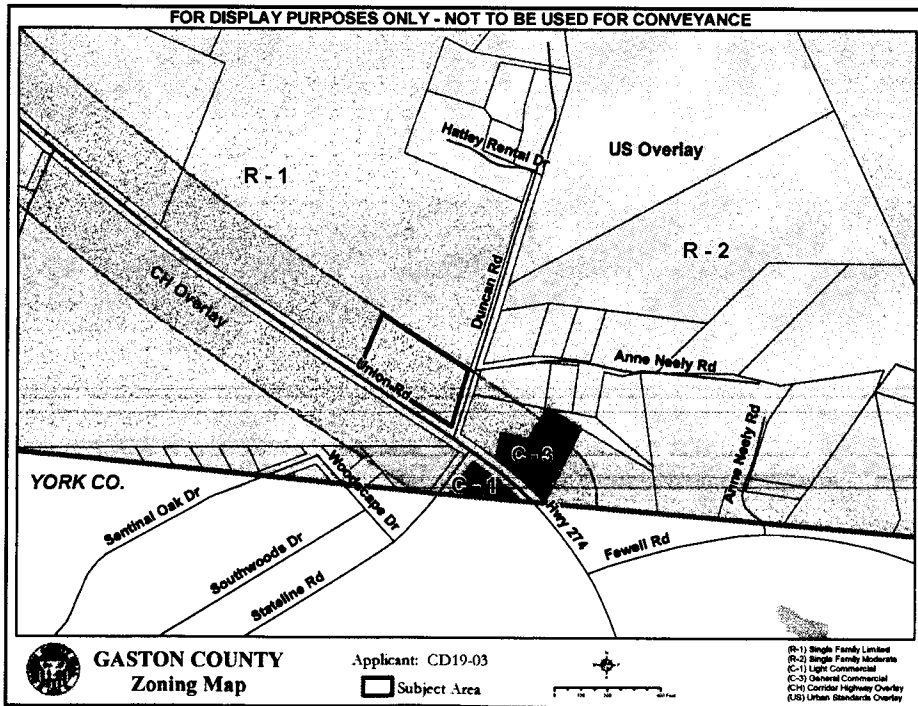
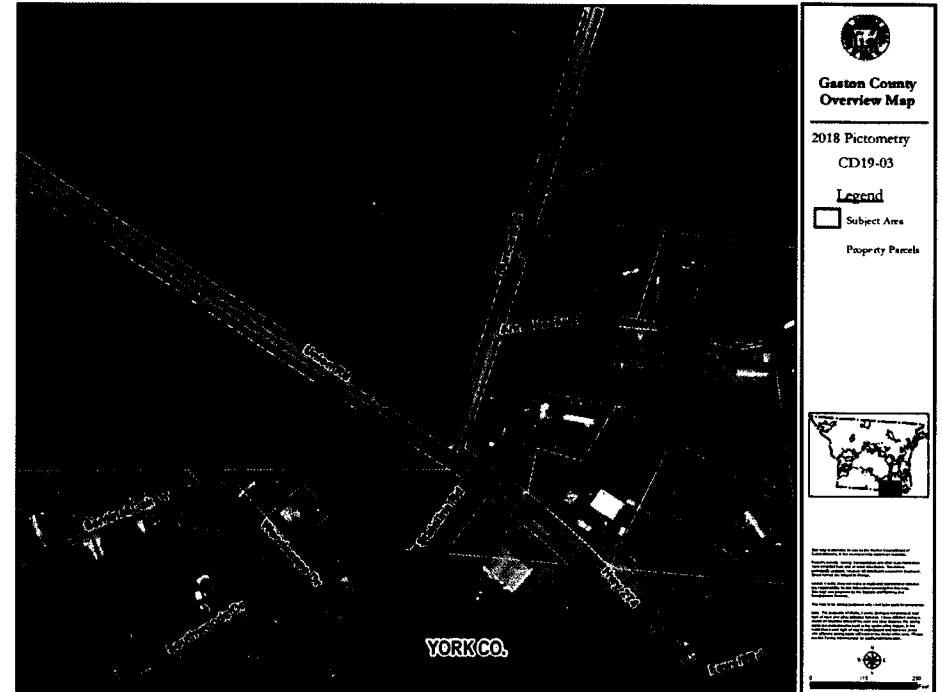
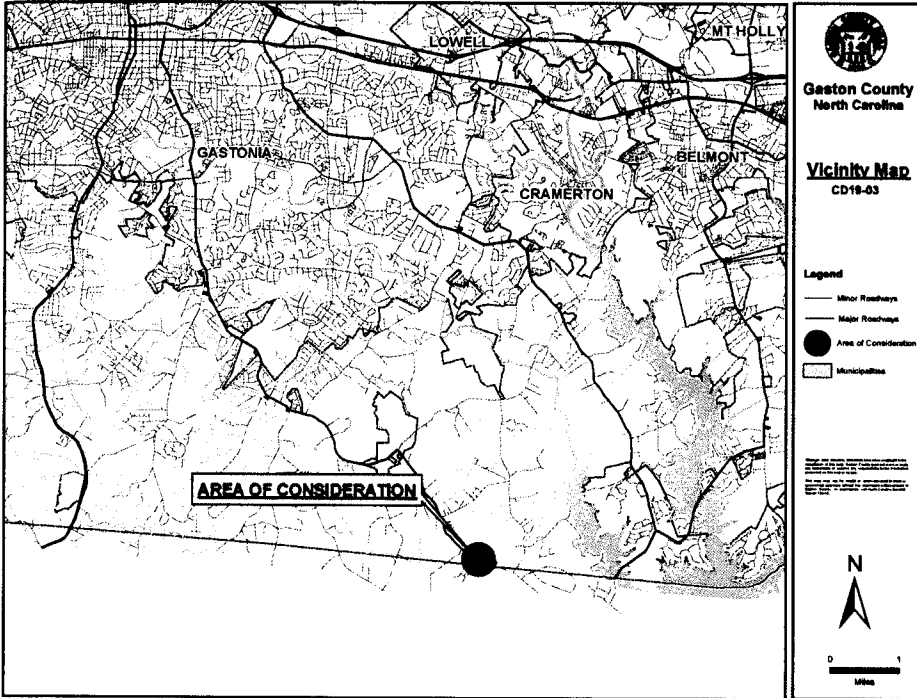
I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovls	Keigher	TE Miller	RWorley	Vote
2019-319	11/12/2019	AF	BH	A	AB	A	A	A			U

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Exhibit A
CONDITIONS OF APPROVAL
CD19-03

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto of any part thereof is held invalid or void, then this zoning district shall be void and no effect, and shall revert to the original zoning district prior to approval.
3. Development shall meet all local, state and federal requirements.
4. Land Uses will be limited to Retail uses permitted in the (C-1) Light Commercial Zoning District.
5. A minimum building setback of thirty (30) ft from adjacent residentially zoned parcel shall be established.
6. A reduction of parking spaces from thirty seven (37) to thirty one (31) spaces shall be allowed, pending all other regulations and requirements have been satisfied.





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 19-432

Commissioner Worley - Planning & Development Services - Zoning Map Change: Conditional District CD19-03, Teramore Development LLC, Joe Strickland (Applicant); Property Parcel: 301564 (part of), Located at Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (CD/C-1) Conditional District / Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays, in order to allow Retail, 0-24,999 sq ft GFA

STAFF CONTACT

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

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. Teramore Development LLC, Joe Strickland (Applicant), applied for a zoning map change from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (CD/C-1) Conditional District / Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays, in order to allow Retail, 0-24,999 sq ft GFA. Said property consists of approximately 45.49 acres, with approximately 2 acres to be rezoned with this request, located at Union Rd., Gastonia, NC in the South Point Township. A joint public hearing was advertised for and held on November 12, 2019 with 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.

ATTACHMENTS

Resolution - CD19-03; Maps - CD19-03

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