



RESOLUTION TITLE: ZONING MAP CHANGE: Z17-07 EATON CORPORATION (AMY ROWELL, MANAGER) (APPLICANT); PROPERTY PARCEL 192172, LOCATED AT 2306 SOUTH POINT ROAD, BELMONT, NC, REZONE FROM THE (R1) SINGLE FAMILY LIMITED ZONING DISTRICT W/ (CH) CORRIDOR HIGHWAY, (SV) SCENIC VIEW AND (US) URBAN STANDARDS OVERLAYS TO (C1) LIGHT COMMERCIAL ZONING DISTRICT W/ (CH) CORRIDOR HIGHWAY, (SV) SCENIC VIEW AND (US) URBAN STANDARDS OVERLAYS

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on August 22, 2017 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel: 192172
Applicant: Eaton Corporation (Amy Rowell, Manager)
Owner(s): Eaton Corporation
Property Location: 2306 South Point Road, Belmont, NC
Request: To Rezone Parcel 192172 from the (R1) Single Family Limited Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays to (C-1) Light Commercial w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards 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 parcel 192172, located at 2306 South Point Road, Belmont, NC, from the (R1) Single Family Limited Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays to (C-1) Light Commercial w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays on August 22, 2017 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Land Use Plan.

Motion: Hollar
Aye: Attaway, Barber, Coyle, Delaney, Harris, Hollar, Houchard, Stevens, Vinson
Nay: None
Absent: Cloninger
Abstain: None

Second: Houchard

Vote: Unanimous

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	Worley	Vote
2017-202	08/22/2017	BH	DG	A	AB	A	A	A	AB	A	U

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

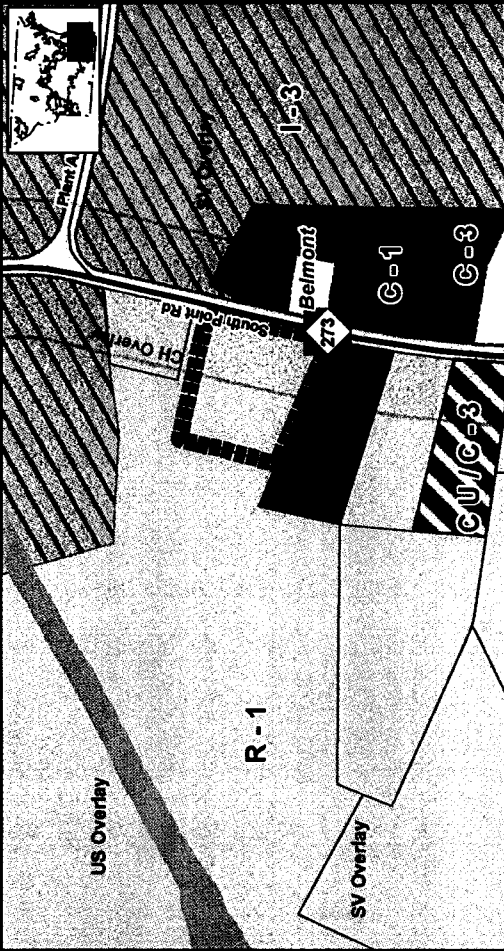
Zoning Map Change: Z17-07 Eaton Corporation (Amy Rowell, Manager) (Applicant); Property Parcel 192172, Located at 2306 South Point Road, Belmont, NC, Rezone from the (R1) Single Family Limited Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays to (C1) Light Commercial Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards 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 Land Use 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. Property parcel 192172 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.

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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GASTON COUNTY ZONING REVIEW MAP

Applicant: Z17-05
Tax ID: 208647 and part of 208646
Request Re-Zoning from:
C-1 Light Commercial
To: C-2 Highway Commercial with
US Urban Standards Overlay

Map Date: 3/6/2017

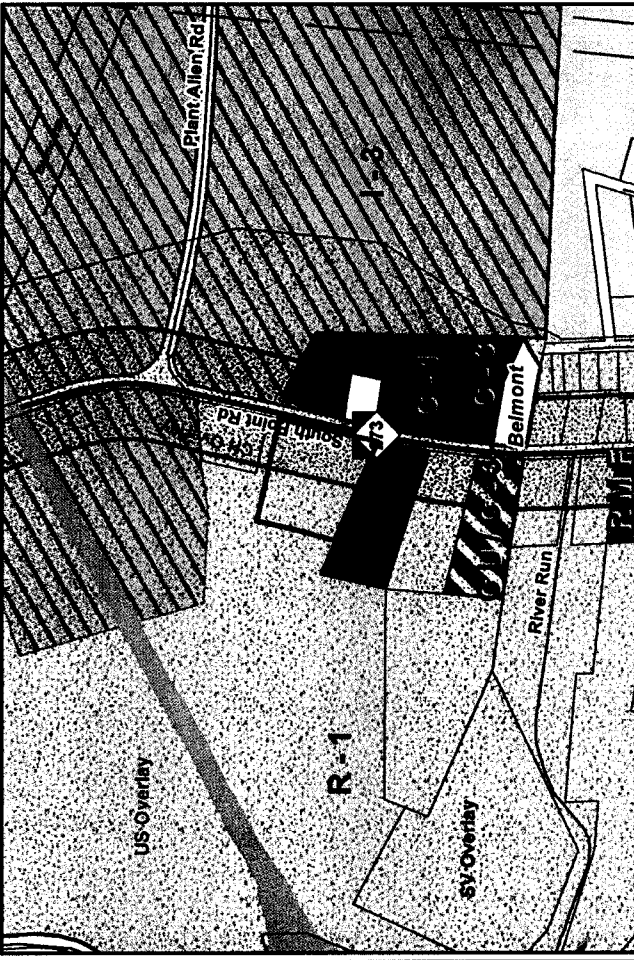
Legend

- R-1 Single Family Limited
- US Overlay
- SV Overlay
- G-1 Light Commercial
- G-3 General Commercial
- Belmont
- South Point Rd
- CH Overlay
- 273
- Area of Consideration

GASTON COUNTY ZONING

Applicant: Z17-07

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GASTON COUNTY ZONING

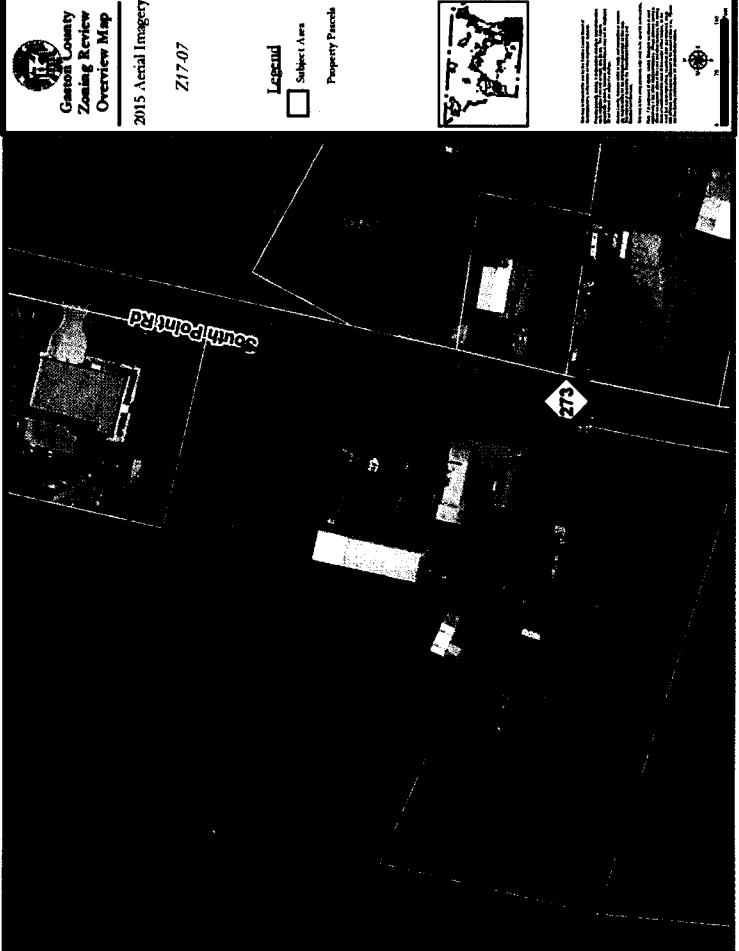
Applicant: Z17-07

Legend

- R-1 Single Family Limited
- US Overlay
- SV Overlay
- Belmont
- South Point Rd
- CH Overlay
- 273
- Area of Consideration

GASTON COUNTY ZONING

Applicant: Z17-07



GASTON COUNTY ZONING REVIEW MAP

2015 Aerial Imagery

Z17-07

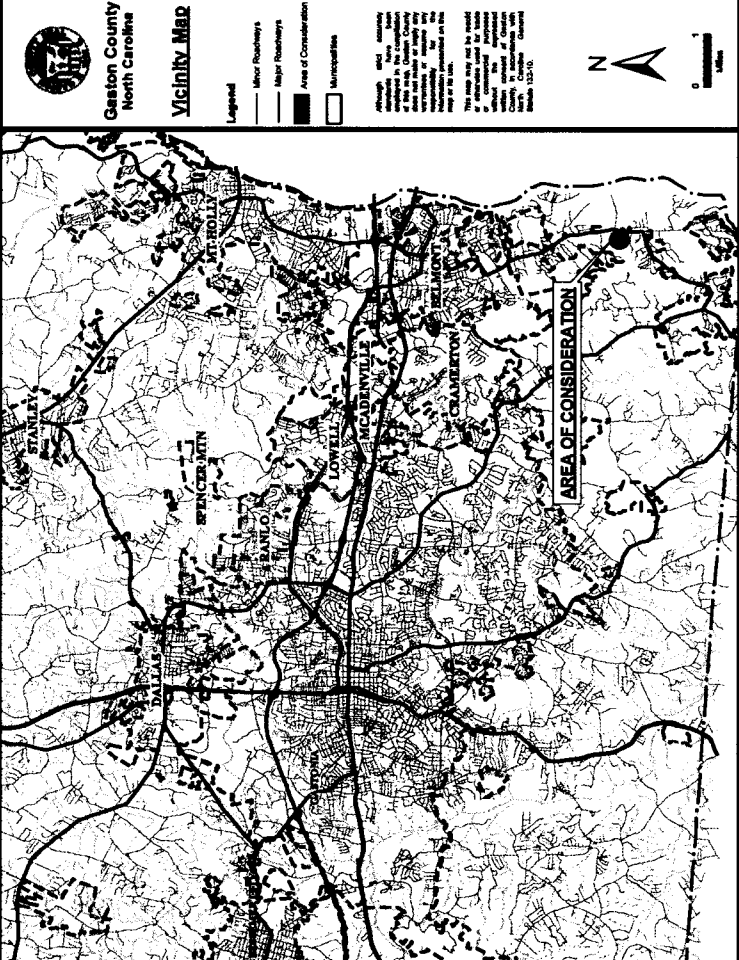
Legend

- Subject Area
- Property Parcels

GASTON COUNTY ZONING REVIEW MAP

2015 Aerial Imagery

Z17-07



Gaston County North Carolina Vicinity Map

Legend

- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

GASTON COUNTY ZONING REVIEW MAP

2015 Aerial Imagery

Z17-07



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 17-243

Commissioner Worley - Planning/Zoning - Zoning Map Change: Z17-07, Eaton Corporation (Amy Rowell, Manager) (Applicant); Property Parcel 192172, Located at 2306 South Point Road, Belmont, NC, Rezone from the (R1) Single Family Limited Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays Districts to (C-1) Light Commercial Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays Districts

STAFF CONTACT

David 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. Eaton Corporation (Amy Rowell, Manager)(Applicant) to rezone parcel 192172 from the (R1) Single Family Limited Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays Districts to (C-1) Light Commercial Zoning District w/ (CH) Corridor Highway, (SV) Scenic View and (US) Urban Standards Overlays Districts. A joint public hearing was advertised and held on August 22, 2017 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.

ATTACHMENTS

Resolution Z17-07; Maps Z17-07

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	Keigher	Philbeck	Worley	Vote
2017-202	08/22/2017	BH	DG	A	AB	A	A	A	AB	A	U

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