



**RESOLUTION TITLE: ZONING MAP CHANGE Z18-04, GASTON COUNTY ECONOMIC DEVELOPMENT COMMISSION (APPLICANT): REZONE PARCELS: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212707, 213893, 219200 (PORTION OF), FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT, THE (C-1) LIGHT COMMERCIAL DISTRICT, THE (CU/C-1) CONDITIONAL LIGHT COMMERCIAL DISTRICT WITH (US) URBAN STANDARDS OVERLAY AND (CH) CORRIDOR HIGHWAY OVERLAY TO THE (I-2) GENERAL INDUSTRIAL DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAY**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on April 24, 2018 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of)

Applicant: Gaston County Economic Development Commission/  
Donny Hicks, Executive Director

Owner (s): Various (see attached list)

Property Location: Generally between Dallas Bessemer City Highway and White Jenkins Road

Request: To Rezone Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), from the (R-1) Single Family Limited Zoning District, the (C-1) Light Commercial District, the (CU/C-1) Conditional Light Commercial District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to the (I-2) General Industrial District with (US) Urban Standards and (CH) Corridor Highway Overlay.

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

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
2018-113	04/24/2018	BH	DG	A	A	A	A	A	A	A	U

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**Zoning Map Change Z18-04, Gaston County Economic Development Commission (Applicant): To Rezone Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of) from the (R-1) Single Family Limited Zoning District, the (C-1) Light Commercial District, the (CU/C-1) Conditional Light Commercial District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to the (I-2) General Industrial District with (US) Urban Standards and (CH) Corridor Highway Overlay**  
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WHEREAS, the Planning Board recommended approval of the map change for Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), Rezone from the (R-1) Single Family Limited Zoning District, the (C-1) Light Commercial District, the (CU/C-1) Conditional Light Commercial District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to the (I-2) General Industrial District with (US) Urban Standards and (CH) Corridor Highway Overlay on April 24, 2018 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Houchard                      Second: Hollar                      Vote: Unanimous  
Aye: Attaway, Barber, Hollar, Houchard, Sain, Stevens  
Nay: None  
Absent: Cloninger, Harris, Vinson  
Abstain: None

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map changes application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan. The area in question is approximately 325 acres of property and is generally in the Rural and/or Rural Community land use designations. The area is in the North 321 Gaston/North Central Gaston Small Area District. Key issues for the community include in part steering development towards existing infrastructure and near developed areas. The rezoning is consistent with the comprehensive plan due to its location on or near major roads such as NC 279 and NC 275 and an existing industrial park located near the subject location. 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. Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), 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.

# Attachment "D"

## Z18-04 Subject Property

<u>NO:</u>	<u>PARCEL ID</u>	<u>OWNER NAME 1</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>ADDRESS 2</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>
1	212071	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	CU/C-1 w/US	I-2 w/US
2	212069	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	CU/C-1 w/US	I-2 w/US
3	212070	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	R-1 & CU/C-1 w/US	I-2 w/US
4	207270	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	R-1 w/US	I-2 w/US
5	207277	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	R-1 w/US	I-2 w/US
6	207271	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	R-1 w/US	I-2 w/US
7	207273	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	R-1 w/US	I-2 w/US
8	207275	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	R-1 w/US	I-2 w/US
9	207268	GASTON 232 LLC		6412 BANNINGTON ROAD		CHARLOTTE	NC	28226	R-1 w/US	I-2 w/US
10	170790	RATCHFORD GLORIA NEAL		310 APPLEWOOD RD		DALLAS	NC	28034-7750	R-1 w/US	I-2 w/US
11	170788	LYNN THEODORE ALEXANDER JR		220 APPLEWOOD RD		DALLAS	NC	28034-7749	R-1 w/US	I-2 w/US
12	170889	LYNN THEODORE A J LYNN SHARON G		220 APPLEWOOD RD		DALLAS	NC	28034-0000	R-1 w/US	I-2 w/US
13	219200 PORTION	FREEMAN JOHN H JR	FREEMAN PAULA	200 APPLEWOOD RD		DALLAS	NC	28034-0000	PORTION C-1 w/USO	I-2 w/USO
14	213893	WILLIAM A STEWART SR TRUST		C/O ERNEST K FRANKLIN	227 APPLEWOOD RD	DALLAS	NC	28034-7749	C-1 w/US & CH	I-2 w/US & CH
15	170432	DUTTERER CARL E	DUTTERER MARY M	126 APPLEWOOD RD		DALLAS	NC	28034-0000	C-1 w/US	I-2 w/US
16	170271	WIGGINS RONNIE	WIGGINS JOYCE ANN	PO BOX 1253		DALLAS	NC	28034-0000	C-1 w/US	I-2 w/US
17	170270	RKC DALLAS LLC		PO BOX 100		DALLAS	NC	28034-0000	C-1 w/US & CH	I-2 w/US & CH
18	170420	HCF DALLAS LLC		PO BOX 100		DALLAS	NC	28034-0100	C-1 w/US & CH	I-2 w/US & CH
19	170419	HCF DALLAS LLC		PO BOX 100		DALLAS	NC	28034	R-1 w/US & CH	I-2 w/US & CH
20	170426	CRAIG WILMA R	CRAIG WILLIAM N	C/O JULIA E CRAIG	113 BUENA VALE DR	GASTONIA	NC	28056	R-1 w/US	I-2 w/US
21	170418	THOMAS JERRY CLAU FOLEY ANGELINE ALEIDA		PO BOX 852		LOWELL	NC	28098-0852	R-1 w/US & CH	I-2 w/US & CH
22	170405	L&S PROPERTIES LLC		440 OLD NC 277 LOOP RD		DALLAS	NC	28034-9749	R-1 w/US & CH	I-2 w/US & CH

CU/C-1 - CONDITIONAL/LIGHT COMMERCIAL

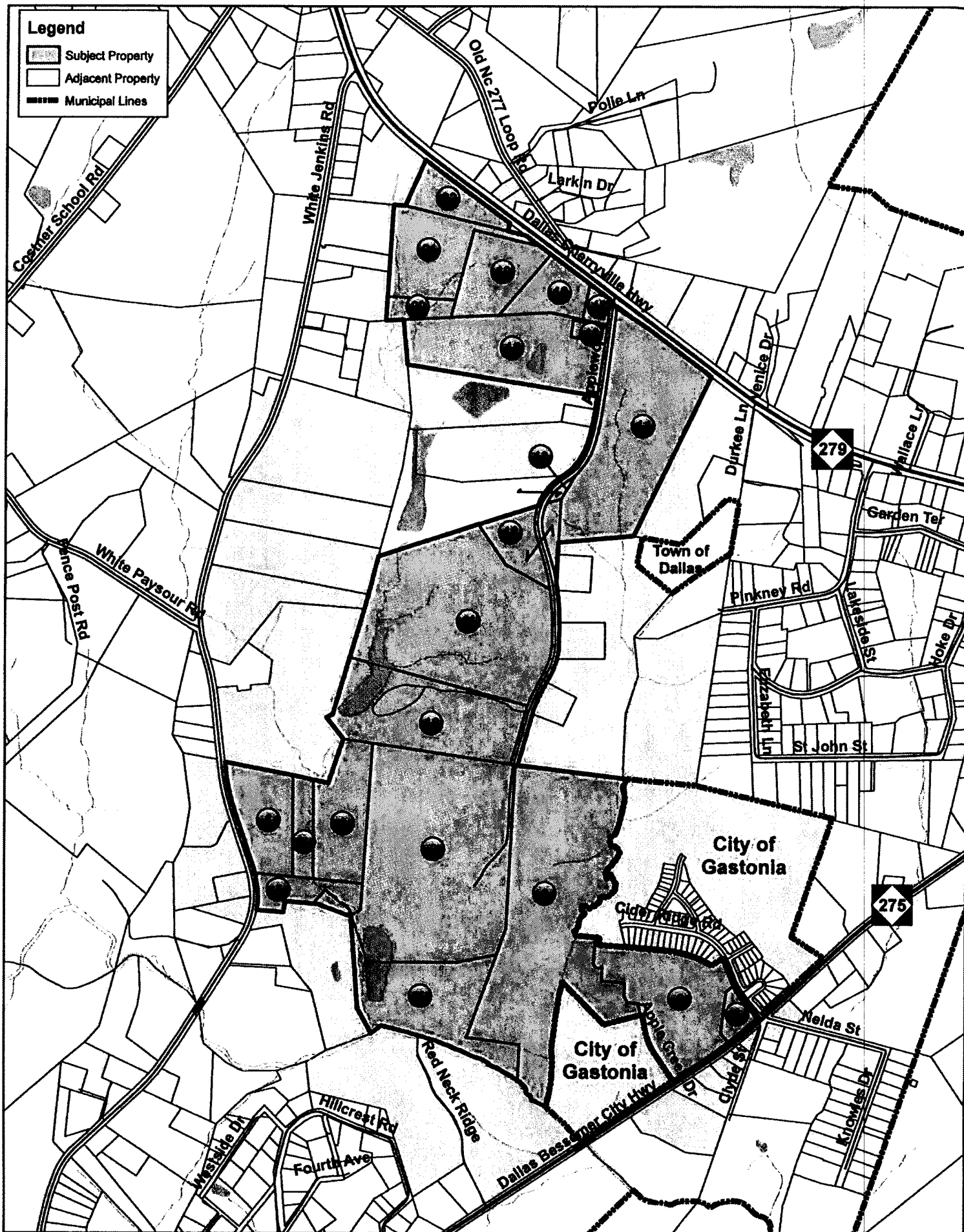
C-1 - LIGHT COMMERCIAL

R-1 - SINGLE FAMI/SINGLE FAMILY LIMITED

I-2 - GENERAL INDUSTRY

US - URBAN STANDARDS OVERLAY

CH - CORRIDOR HIGHWAY OVERLAY



**Z18-04 Subject and Adjacent Properties Map**  
 See reverse side for listing of property owners



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:** April 24, 2018  
**Subject:** Z18-04 Gaston County EDC

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 22 parcels (see attached)
  - A. 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.
  - B. The widening of Dallas Cherryville Highway—a boulevard improvement project (five lanes)—is included in the MPO's CTP. The typical cross section for a five-lane road involves a minimum of 100 ft. right-of-way. The existing right-of-way along Union Road at this location is 100 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](mailto:juliop@cityofgastonia.com).

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

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

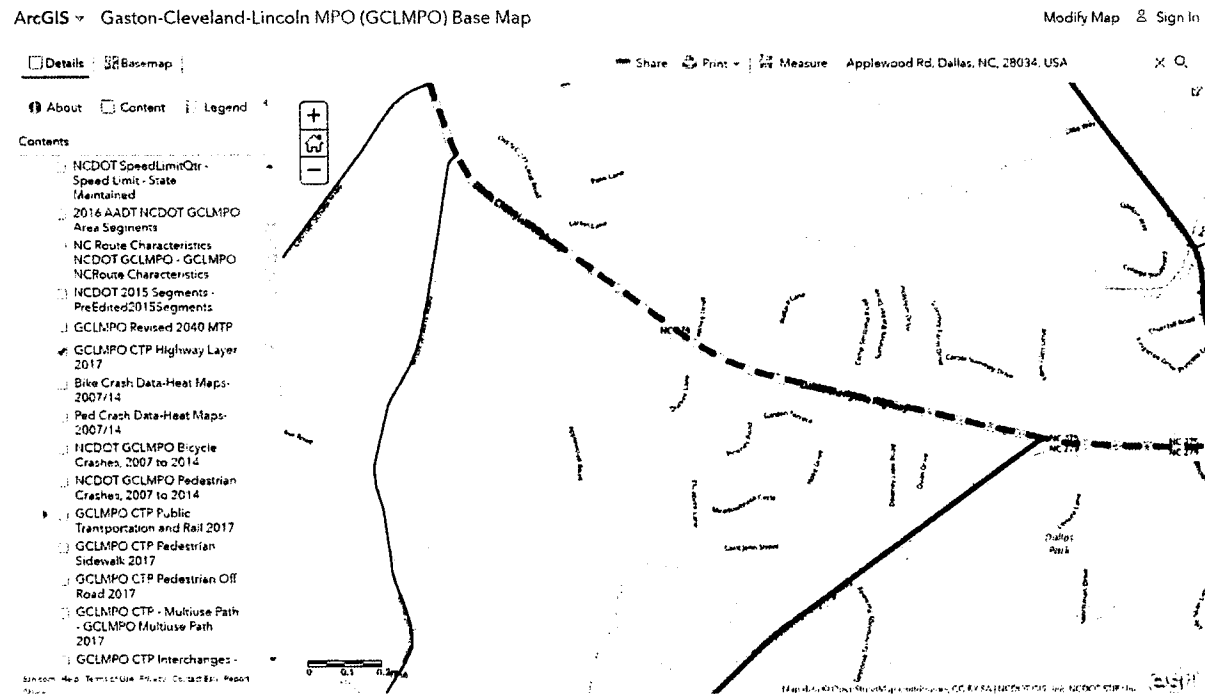


Figure 1. CTP-MTP-STIP Projects Overlay\_Z18-04



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 18-134

Commissioner Worley - Planning/Zoning - Zoning Map Change Z18-04, Gaston County Economic Development Commission (Applicant): Rezone Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), from the (R-1) Single Family Limited Zoning District, the (C-1) Light Commercial District, the (CU/C-1) Conditional Light Commercial District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to the (I-2) General Industrial District with (US) Urban Standards and (CH) Corridor Highway Overlay

### STAFF CONTACT

David L. Williams - Planning Director - 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. Gaston County Economic Development Commission (Applicant); to rezone Parcels: 170270, 170271, 170405, 170418, 170419, 170420, 170426, 170432, 170788, 170790, 170889, 207268, 207270, 207271, 207273, 207275, 207277, 212069, 212070, 212071, 213893, 219200 (portion of), from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay, to the (I-2) General Industry Zoning District with (US) Urban Standards Overlay; to rezone parcels 212069 and 212070 portion from the (CU/C-1) Conditional Light Commercial Zoning District with (US) Urban Standards Overlay, to the (I-2) General Industry Zoning District with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay. A joint public hearing was advertised and held on April 24, 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, Attachment "D" and Map

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
2018-113	04/24/2018	BH	DG	A	A	A	A	A	A	A	U

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