



RESOLUTION TITLE: ZONING MAP CHANGE: Z18-09 TAYLOR DAVIS (APPLICANT); PROPERTY PARCEL: 139199, LOCATED BETWEEN E HUDSON BLVD. AND NEAL HAWKINS RD., REZONE FROM THE (CD/RMF) CONDITIONAL DISTRICT / RESIDENTIAL MULTI FAMILY TO THE RMF RESIDENTIAL MULTI FAMILY ZONING DISTRICT

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on October 23, 2018 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number: 139199
Applicant: Taylor Davis
Owner(s): C & C Investments, L L Ratchford Family LP
Property Location: Between E Hudson Blvd. and Neal Hawkins Rd.
Request: Rezone Parcel 139199 from the (CD/RMF) Conditional District / Residential Multi Family to the RMF Residential Multi Family 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: 139199, located between E Hudson Blvd. and Neal Hawkins Rd., from the (CD/RMF) Conditional District / Residential Multi Family to the RMF Residential Multi Family Zoning District on October 23, 2018, based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Horne Second: Ally Vote: Unanimous
Aye: Ally, Attaway, Barber, Hurst, Horne, Sain
Nay: None
Absent: Harris, Hollar, Houchard
Abstain: Vinson

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	CBrown	JBrown	AFrale	BHovis	TKelgher	TPhilbeck	RWorley	Vote
2018-255	10/23/2018	TK	RW	A	A	AB	A	A	A	A	U

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

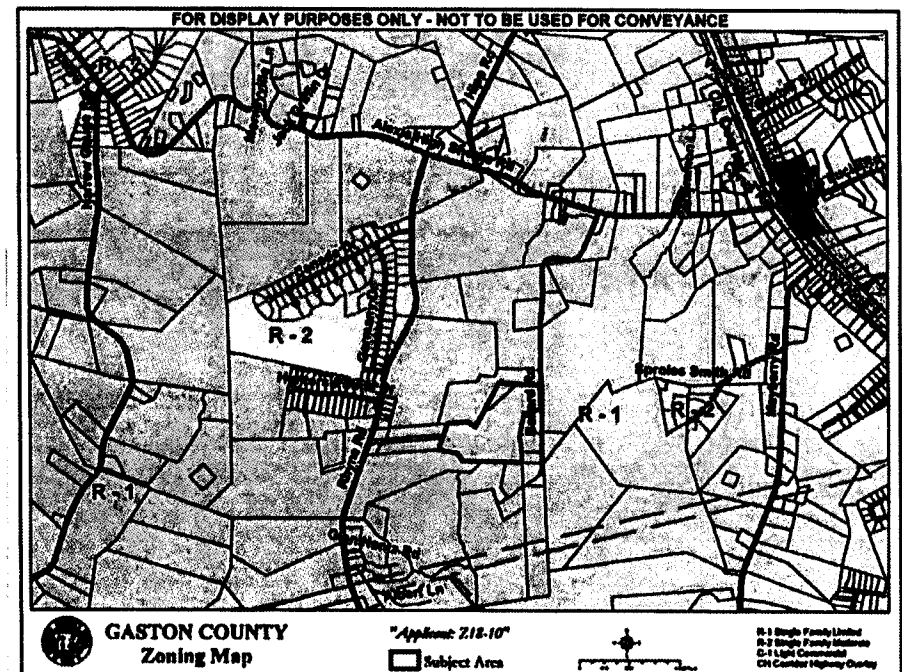
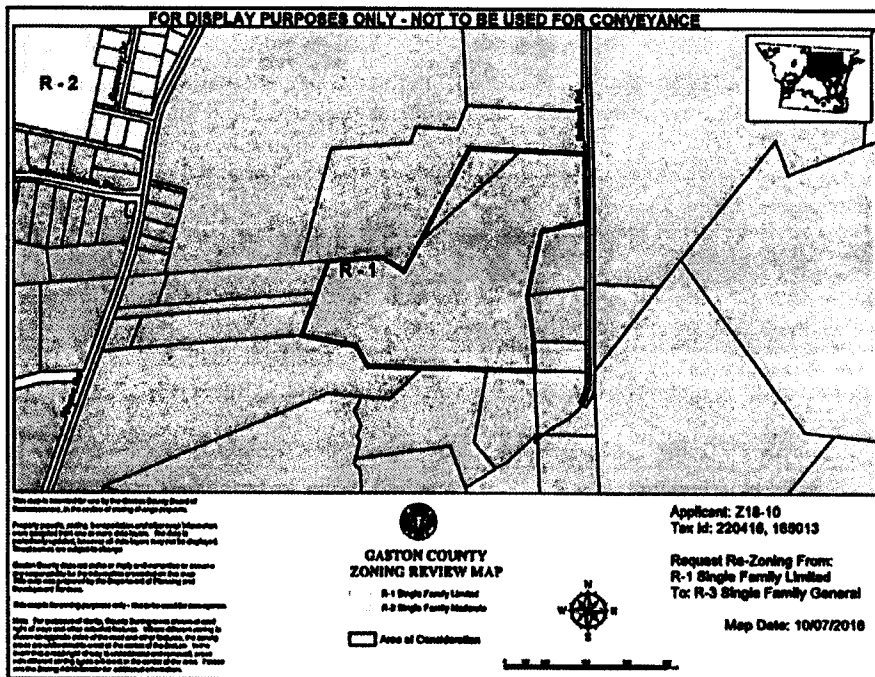
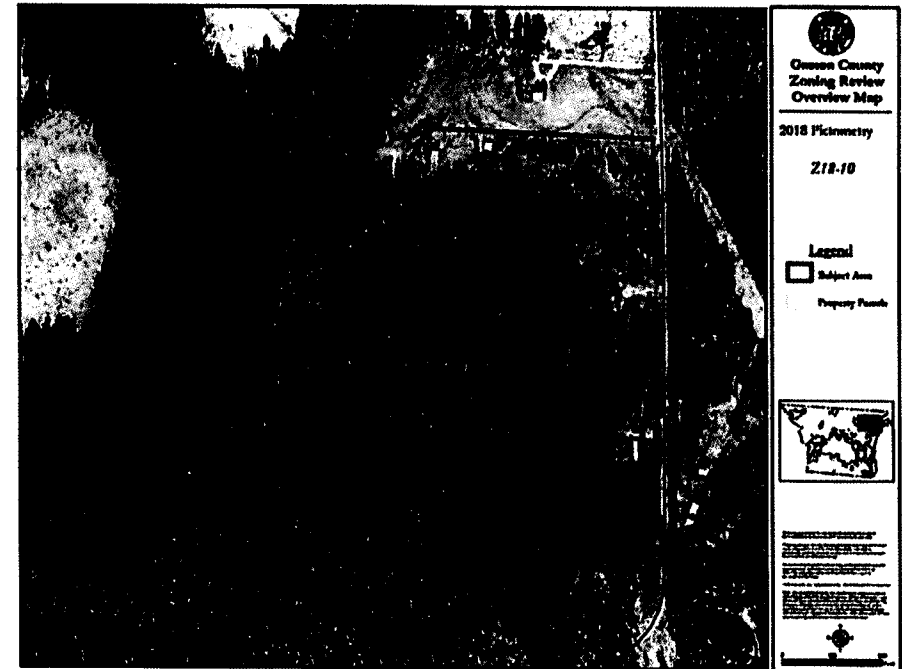
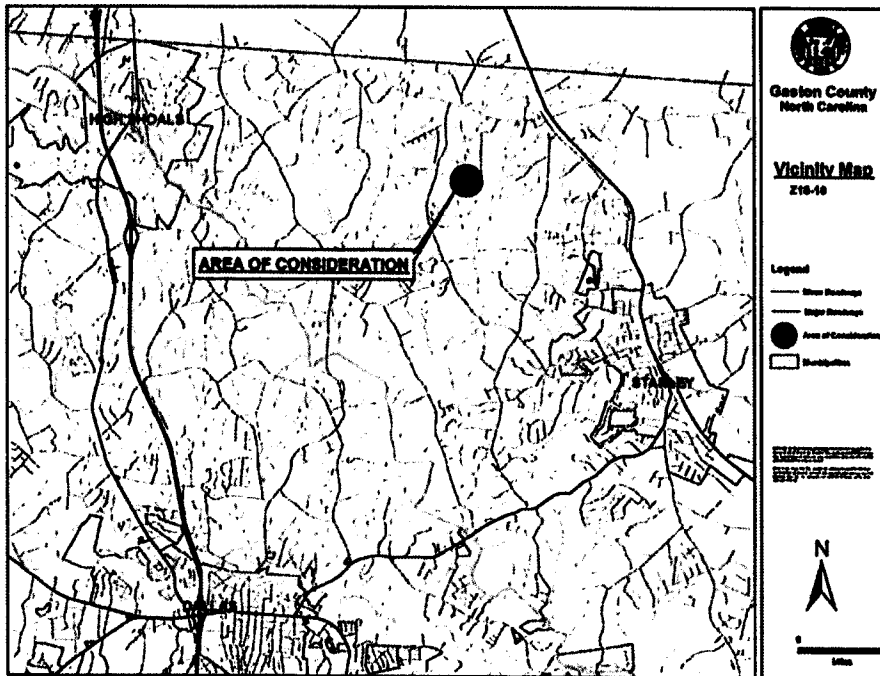
Zoning Map Change: Z18-09 Taylor Davis (Applicant); Property Parcel: 139199, Located between E Hudson Blvd. and Neal Hawkins Rd., Rezone from the (CD/RMF) Conditional District / Residential Multi Family to the RMF Residential Multi Family Zoning District
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NOW, 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 Suburban Development. Suburban Development represents residential development and commercial development to support the residential uses. The rezoning request is from CD/RMF to RMF, meaning if rezoned the property will still be zoned residential. The general area contains mostly residential uses. Additionally, E. Hudson Blvd. bisects the property, making the parcel conducive to more dense commercial development. For these reasons, a rezoning from CD/RMF to RMF is consistent with the comprehensive plan.

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: 139199, 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

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 18-380

Commissioner Keigher - Planning/Development Services - Zoning Map Change: Z18-09, Taylor Davis (Applicant); Property Parcel: 139199, Located between E Hudson Blvd. and Neal Hawkins Rd., Rezone from the (CD/RMF) Conditional District / Residential Multi Family Zoning District to the (RMF) Residential Multi Family Zoning District

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. Taylor Davis (Applicant): Rezone Parcel: 139199 from the (CD/RMF) Conditional District / Residential Multi Family Zoning District to the (RMF) Residential Multi Family Zoning District. A joint public hearing was advertised and held on October 23, 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.

ATTACHMENTS

Resolution - Z18-09; Maps - Z18-09

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NO.	DATE	M1	M2	CBrown	JBrown	AFriley	BHovis	TKelgher	TFullbeck	RWorley	Vote
2018-255	10/23/2018	TK	RW	A	A	AB	A	A	A	A	U

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