



RESOLUTION TITLE: ZONING MAP CHANGE: Z18-11 TERAMORE DEVELOPMENT LLC (APPLICANT); PROPERTY PARCEL: 162149, LOCATED AT 1832 MARTIN RD., BESSEMER CITY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on December 11, 2018 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 162149
Applicant: Teramore Development LLC
Owner(s): Sarah Pless Simmons
Property Location: 1832 Martin Rd.
Request: Rezone Parcel 162149 from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial 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: 162149, located at 1832 Martin Rd., Bessemer City, NC, from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District on December 11, 2018 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan. The property in question is in a future land use designation of Rural Community. Rural Communities are rural neighborhood areas that can include uses other than residential. A rezoning from R-1 to C-1 is consistent with the future land use plan, as light commercial activities are found in this designation. The fact that Tryon Courthouse Road, a local thoroughfare is next to the subject property and an adjacent parcel is zoned C-1 also make the R-1 to C-1 zoning consistent with the future land use plan.

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

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	AFaley	BHovis	TKelgher	TPhillips	AWorley	Vote
2018-311	12/11/2018	RW	TK	AB	A	AB	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

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

Zoning Map Change: Z18-11 Teramore Development LLC (Applicant); Property Parcel: 162149, Located at 1832 Martin Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District

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 Rural Community. Rural Communities are rural neighborhood areas that can include uses other than residential. A rezoning from R-1 to C-1 is consistent with the future land use plan, as light commercial activities are found in this designation. The fact that Tryon Courthouse Road, a local thoroughfare is next to the subject property and an adjacent parcel is zoned C-1 also make the R-1 to C-1 zoning consistent with the future land use 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: 162149, 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 #: 18-450

Commissioner Fraley - Planning/Development Services - Zoning Map Change: Z18-11, Teramore Development LLC (Applicant); Property Parcel: 162149, Located at 1832 Martin Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial 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. Teramore Development LLC (Applicant): Rezone Parcel 162149 from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District. A joint public hearing was advertised and held on December 11, 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 - Z18-11; Maps - Z18-11

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	AFraley	BHovis	TKelgher	TPhillips	RWorley	Vote
2018-311	12/11/2018	RW	TK	AB	A	AB	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

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