



Board Action Report

File #: 19-235, **Version:** 1

Commissioner Worley - Planning & Development Services - Parallel Conditional Use Permit (PCUP): PCUP19-05, Jeff Smith (Applicant); Property Parcel: 194355 (part of), Located at 2810 Rufus Ratchford Rd., Gastonia, NC, Request for a PCUP Zoning District from the (R-1) Single Family Limited Zoning District with (SV) Scenic View and (US) Urban Standards Overlays to the (CU/C-3) Conditional Use / General Commercial Zoning District with (SV) Scenic View and (US) Urban Standards Overlays (PCUP), in order to allow Contractor's Office/Equipment Storage Yard

STAFF CONTACT

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BACKGROUND

Chapter 5 of the Unified Development Ordinance provides for issuance of a Conditional Use Permit for parcels which have been zoned as a Conditional Use District. A quasi-judicial public hearing is required which allows for sworn testimony before the Board of Commission and Planning Board prior to consideration of the Conditional Use Permit. Planning Board recommendation and Board of Commission approval or disapproval shall be based on four findings (outlined in the ordinance) made on factual evidence provided through the public hearing process. Jeff Smith (Applicant), applied for a zoning map change from the (R-1) Single Family Limited Zoning District with (SV) Scenic View and (US) Urban Standards Overlays to the (CU/C-3) Conditional Use / General Commercial Zoning District with (SV) Scenic View and (US) Urban Standards Overlays (PCUP), in order to allow Contractor's Office/Equipment Storage Yard. Said property consists of 15.13 acres, of which 1.5 acres are to be considered for rezoning, located at 2810 Rufus Ratchford Rd., Gastonia, NC in the South Point Township. A joint public hearing was advertised for and held on June 25, 2019 to take sworn testimony relating to issuance of a Conditional Use Permit, with the public hearing comments being on file in the Commission Clerk's Office.

ATTACHMENTS

Resolution - PCUP19-05; Maps - PCUP19-05