



**RESOLUTION TITLE: ZONING MAP CHANGE: CD20-03 DR HORTON (APPLICANT); PROPERTY PARCELS: 146377, 146376, 147285 (PART OF), AND 147284 (PART OF), LOCATED AT FORBES RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED AND (I-2) GENERAL INDUSTRIAL ZONING DISTRICTS WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/RS-8) CONDITIONAL DISTRICT / SINGLE FAMILY 8,000 SQ FT ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY, IN ORDER TO ALLOW A (350) LOT RESIDENTIAL DEVELOPMENT**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on September 22, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 146377, 146376, 147285 (part of), 147284 (part of)  
Applicant: DR Horton  
Owner(s): Highway 321 Forbes Rd LLC, Durboraw Irrev Trust  
Property Location: Forbes Rd.  
Request: Rezone Parcels 146377, 146376, 147285 (part of), and 147284 (part of), from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (350) Lot Residential Development

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)** or **(disapproval)** of the map change for parcels: 146377, 146376, 147285 (part of), and 147284 (part of), located at Forbes Rd., Gastonia, NC, from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (350) Lot Residential Development, on September 22, 2020 based on: the public hearing comment and staff recommendation; and the request is **(reasonable)** or **(not reasonable)** and in the public interest and is **(in accordance with)** or **(not in accordance with)** the County's Comprehensive Land Use Plan.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_  
Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstain: \_\_\_\_\_

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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:

\_\_\_\_\_

Zoning Map Change: CD20-03 DR Horton (Applicant); Property Parcels: 146377, 146376, 147285 (part of), and 147284 (part of), Located at Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (350) Lot Residential Development

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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**) or (**is not consistent**) with the County's approved Comprehensive Land Use Plan and the Commission considers this action to be (**reasonable**) or (**not reasonable**) and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 146377, 146376, 147285 (part of), and 147284 (part of), be (**approved**) or (**disapproved**), effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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Tracy L. Philbeck, Chairman  
Gaston County Board of Commissioners

Attest:

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Donna S. Buff, Clerk to the Board

Exhibit A  
Conditions of Approval  
CD20-03  
*"To be attached upon approval"*