

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-03-15-00145, DEWAYNE

JORDAN (APPLICANT); PROPERTY PARCÉL: 145599, LOCATED AT 4545 CROWDERS CREST DRIVE, GASTONIA, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT WITH URBAN STANDARDS (US)

**OVERLAY** 

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held

on April 25, 2023 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 145599

Applicant(s): Dewayne Jordan

Owner(s): Dewayne Jordan and Cappie Courneya Property Location: 4545 Crowders Crest Drive, Gastonia

Request: Rezone from (R-1) Single Family Limited Zoning District with

Urban Standards (US) Overlay to the (R-3) Single Family General

Zoning District with Urban Standards (US) Overlay

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 ID 145599, located at 4545 Crowders Crest Drive, Gastonia, NC, from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (R-3) Single Family General Zoning District with Urban Standards (US) Overlay on April 3, 2023 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation. The proposed use and district will also allow for preservation of existing conditions in the area while allowing low to moderate growth in the Scenic Gaston area of the Comprehensive Land Use Plan.

Motion: Magee Second: Marcantel Vote: 7-1

Aye: Crane, Harris, Horne, Houchard, Magee, Marcantel, Vinson

Nay: Hurst

Absent: Brooks, Sadler

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:

Zoning Map Change: REZ-23-03-15-00145, Dewayne Jordan (Applicant); Property Parcel: 145599, Located at 4545 Crowders Crest Drive, Gastonia, NC, Rezone from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (R-3) Single Family General Zoning District with Urban Standards (US) Overlay

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NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 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. Therefore, the map change request for Property parcel: 145599, is (hereby approved, effective with the passage of this Resolution) or (hereby disapproved).
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Chad Brown, Chairman
Gaston County Board of Commissioners
ATTEST:
Donna S. Buff, Clerk to the Board