

TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-24-12-16-00203,

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

DISTRICT WITH (US) URBAN STANDARDS OVERLAY

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

on October 28, 2025, by the County Commission, to take citizen comments 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 Dr., Gastonia

Request: Rezone from (R-3) Single Family General Zoning District with

(US) Urban Standards Overlay to the (CD/R-3) Conditional Zoning

District with (US) Urban Standards 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 and Zoning Board recommended disapproval of the map change request for parcel 145599, located at 4545 Crowders Crest Dr., Gastonia, NC, to be rezoned from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the (CD/R-3) Conditional Zoning District with (US) Urban Standards Overlay on October 6, 2025. While they found the request to be consistent with the Comprehensive Land Use Plan, as it would keep the parcel residential in nature; they also found the request to be inconsistent with the Unified Development Ordinance, specifically the permitted use table.

Motion: Shires Second: Brooks Vote: Unanimous Aye: Brooks, Crane, Franks, Harvey, Hurst, Love, Magee, Shires, Williams, Wray

Nay: None

Absent: Ballard, 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:

Zoning Map Change: Conditional District REZ-24-12-16-00203, Dewayne Jordan (Applicant); Property Parcel: 145599, Located at 4545 Crowders Crest Drive, Gastonia, NC, Rezone from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the (CD/R-3) Conditional Zoning District with (US) Urban Standards Overlay

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WHEREAS, the Unified Development Ordinance allows the Planning and Zoning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

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

- 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 and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 145599, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (CD/R-3) Conditional Zoning District with (US) Overlay.
- 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

Exhibit A Conditions of Approval REZ-24-12-16-00203

"To be attached upon approval"