



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-13 SAMUEL F. BERRY (APPLICANT); PROPERTY PARCELS: 193033 AND 193039, LOCATED AT CRAWFORD RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on October 22, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 193033, 193039  
Applicant: Samuel F. Berry  
Owner(s): Cornelius Bell  
Property Location: Crawford Rd.  
Request: Rezone Parcels 193033 and 193039 from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (R-2) Single Family Moderate Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays

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: 193033 and 193039, located at Crawford Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (R-2) Single Family Moderate Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays on October 22, 2019 based on: the public hearing comment, staff recommendation, the request 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

Zoning Map Change: Z19-13 Samuel F. Berry (Applicant); Property Parcels: 193033 and 193039, Located at Crawford Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (R-2) Single Family Moderate Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays  
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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: 193033 and 193039, is hereby (**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