

TITLE:

ZONING MAP CHANGE: REZ-25-03-28-00224, MATTHEW PRICE (APPLICANT); PROPERTY PARCEL: 222714, LOCATED AT 109 CROWDERS CREEK RD., GASTONIA, NC, REZONE FROM THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (C-3) GENERAL COMMERCIAL WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on July 22, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 222714
Applicant(s): Matthew Price

Owner(s): 109 Crowders Creek LLC

Property Location: 109 Crowders Creek Road, Gastonia

Request: Rezone from the (I-2) General Industrial Zoning District with (US)

Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards

and (CH) Corridor Highway 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 of the map change request for parcel 222714, located at 109 Crowders Creek Rd., Gastonia, NC to be rezoned from the (I-2) General Industrial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays on June 30, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will increase commercial opportunities along existing major thoroughfares envisioned by the Area 5 – Scenic Gaston small area plan.

Motion: Magee Second: Harris Vote: Unanimous

Aye: Brooks, Crane, Harris, Horne, Magee, Marcantel, Williams

Nay: None

Absent: Harvey, Hurst, 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-25-03-28-00224, Matthew Price (Applicant); Property Parcel: 222714, Located at 109 Crowders Creek Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial with (US) Urban Standards and (CH) Corridor Highway Overlays

WHEREAS, the Unified Development Ordinance allows the Planning 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 comment, and recommendation from the Planning 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 Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 222714, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (C-3) General Commercial with (US) Urban Standards and (CH) Corridor Highway Overlays.
- 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