

TITLE:

ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-25-01-17-00206, CHRISTOPHER S. LONG (APPLICANT); PROPERTY PARCEL: 146345, LOCATED AT 105 SOUTHSIDE CHURCH RD., GASTONIA, NC, REZONE FROM THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (CD/R-2) SINGLE FAMILY MODERATE ZONING CONDITIONAL DISTRICT 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 April 22, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 146345

Applicant(s): Christopher S. Long Owner(s): Christopher S. Long

Property Location: 105 Southside Church Rd., Gastonia

Request: Rezone from the (C-3) General Commercial Zoning District with

(US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/R-2) Single Family Moderate Zoning Conditional 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, as conditioned, for parcel 146345, located at 105 Southside Church Rd., Gastonia, NC, to be rezoned from the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards and (CH) Corridor Highway Overlays Zoning District on March 31, 2025, based on: staff recommendation; and the request is reasonable and in the public interest. Although inconsistent with the goals of the Comprehensive Land Use Plan, the proposed residential use aligns with the existing structures and uses on the street. The future land use designation that was placed on the area was non consistent with the existing structures and uses that were in place well before zoning regulations were established in the County.

Motion: Crane Second: Sadler Vote: Unanimous

Aye: Harris, Brooks, Crane, Harvey, Horne, Hurst, Sadler, Williams

Nay: None

Absent: Magee, Marcantel

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-25-01-17-00206, Christopher S. Long (Applicant); Property Parcel: 146345, Located at 105 Southside Church Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards and (CH) Corridor Highway Overlays

Page 2

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. 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: 146345, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (CD/R-2) Single Family Moderate Zoning Conditional District 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

## Exhibit A Conditions of Approval REZ-25-01-17-00206

"To be attached upon approval"