



**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 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 reasonable and in the public interest. The property in question is in a future land use designation of Rural Community. Rural Community areas generally consists of residential housing in a neighborhood-like setting with other development to support the immediate community. The proposed rezoning from (R-1) to (R-2) with the (CH) and (US) Overlays is consistent with the future land use plan, as the

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:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	TPMack	RWorley	Vote
2019-295	10/22/2019	JB	BH	A	A	A	A	AB	A	A	U

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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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parcels are in a predominately residential area. The surrounding area has zoning consisting of (R-2), (R-3), and (C-3). The (R-2) use will continue the residential use of the property. The request is in accordance with the County's Comprehensive Land Use Plan.

Motion: Houchard                      Second: Hurst                      Vote: Unanimous  
Aye: Ally, Attaway, Hurst, Harris, Hollar, Horne, Houchard, Vinson  
Nay: None  
Absent: Barber, Sain  
Abstain: None

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 with the County's approved Comprehensive Land Use Plan. The property in question is in a future land use designation of Rural Community. Rural Community areas generally consists of residential housing in a neighborhood-like setting with other development to support the immediate community. The proposed rezoning from (R-1) to (R-2) with the (CH) and (US) Overlays is consistent with the future land use plan, as the parcels are in a predominately residential area. The surrounding area has zoning consisting of (R-2), (R-3), and (C-3). The (R-2) use will continue the residential use of the property.

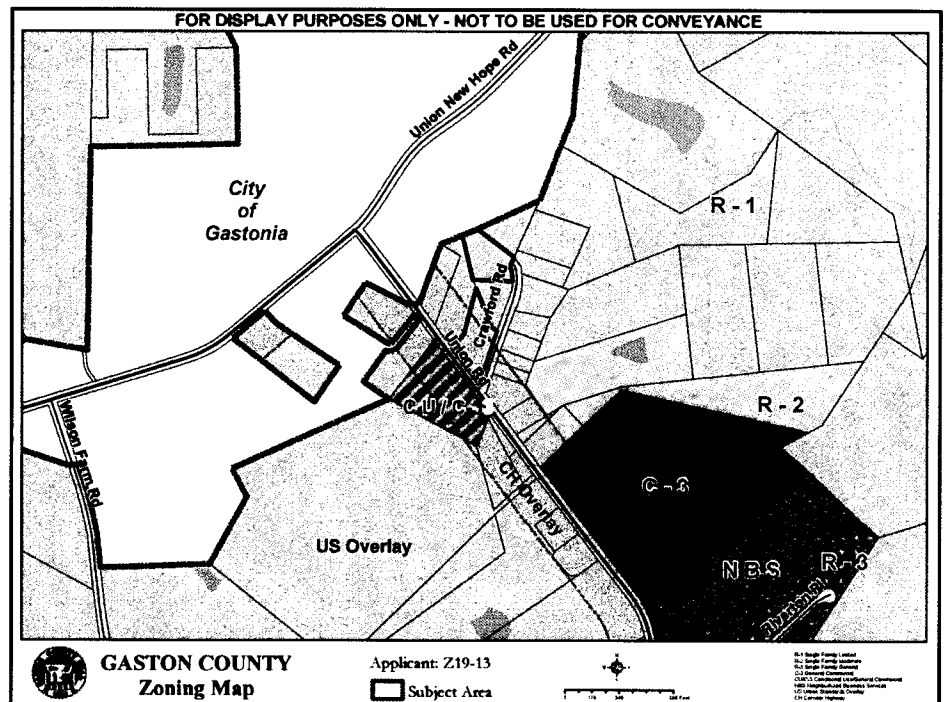
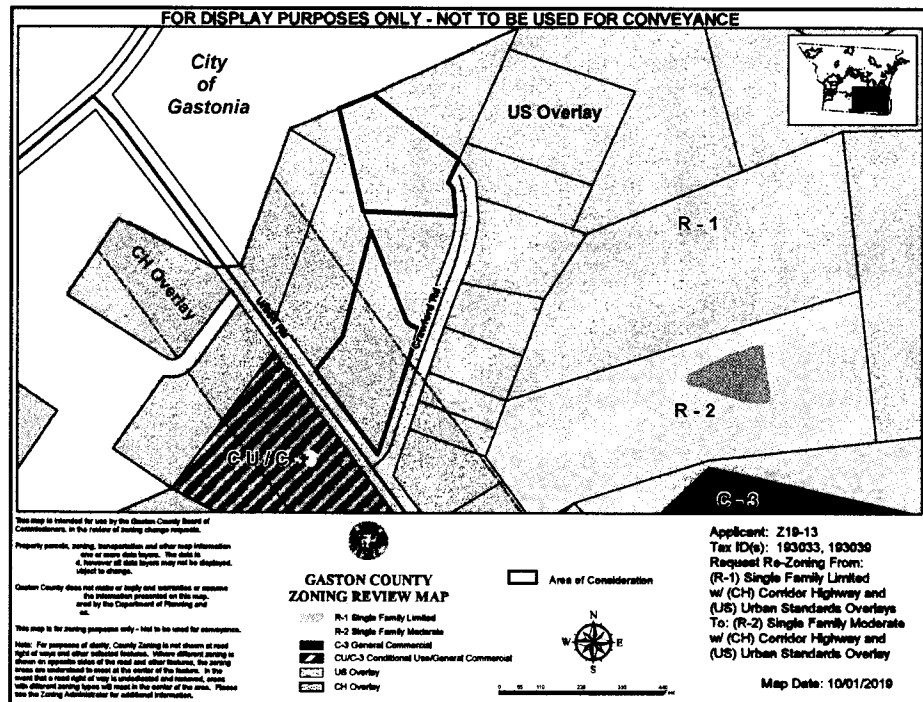
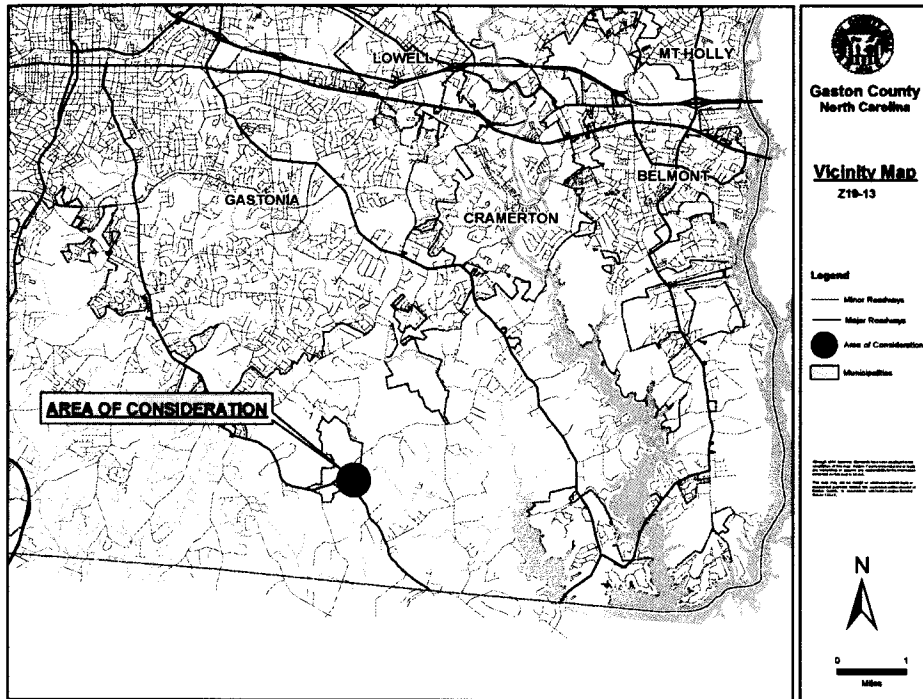
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 193033 and 193039, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

  
\_\_\_\_\_  
Tracy L. Philbeck, Chairman  
Gaston County Board of Commissioners

Attest:

  
  
\_\_\_\_\_  
Donna S. Batts, Clerk to the Board





# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 19-409

Commissioner Worley - Planning & Development Services - 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

### STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

### BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Samuel F. Berry (Applicant); 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. A joint public hearing was advertised and held on October 22, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

### ATTACHMENTS

Resolution - Z19-13; Maps - Z19-13

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