



**RESOLUTION TITLE: ZONING MAP CHANGE: Z17-09, BETTY CABANISS (APPLICANT): PROPERTY PARCELS 209213 AND 209212, LOCATED AT 601 HEPHZIBAH CHURCH ROAD, CROUSE, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on October 24, 2017 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

**Tax Parcel Number(s):** 209213 and 209212  
**Applicant:** Betty Cabaniss  
**Owner (s):** Randy and Betty Cabaniss and Catherine Moore  
**Property Location:** 601 Hephzibah Church Road, Crouse, NC  
**Request:** To Rezone Parcels: 209213 and 209212 from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District

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 parcel(s): 209213 and 209212, located at 601 Hephzibah Church Road, Crouse, NC, from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District on October 24, 2017 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Stevens      Second: Houchard      Vote: Unanimous  
 Ayes: Attaway, Hollar, Houchard, Stevens, Vinson and Harris  
 Nay: None  
 Absent: Cloninger, Delaney, Coyle and Barber  
 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:

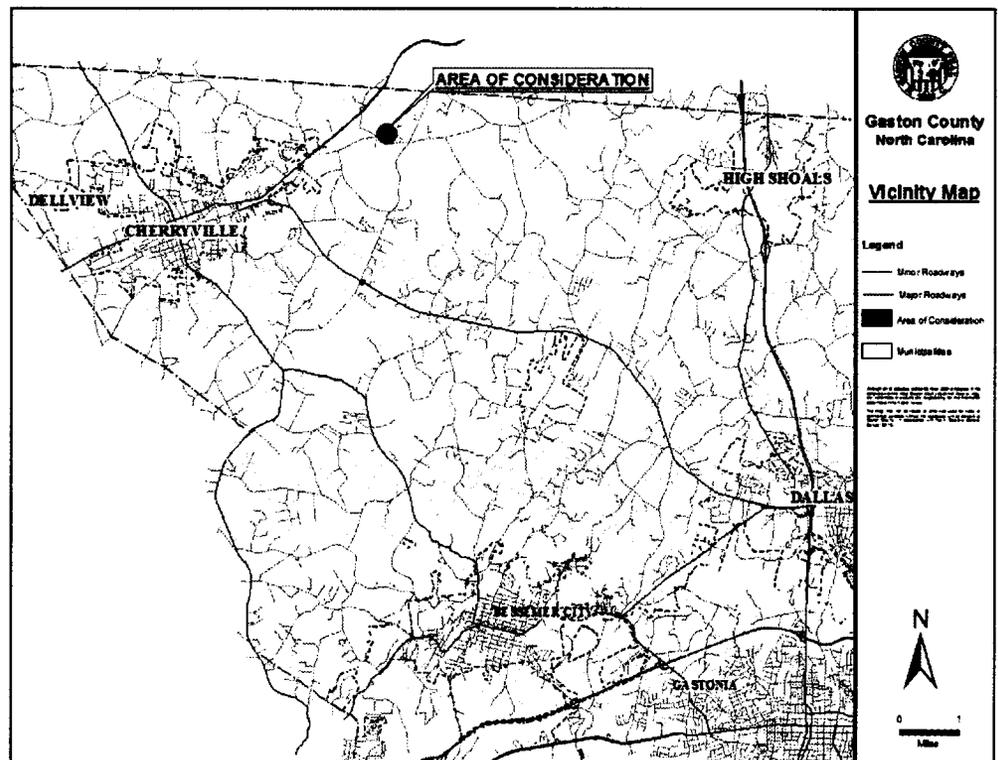
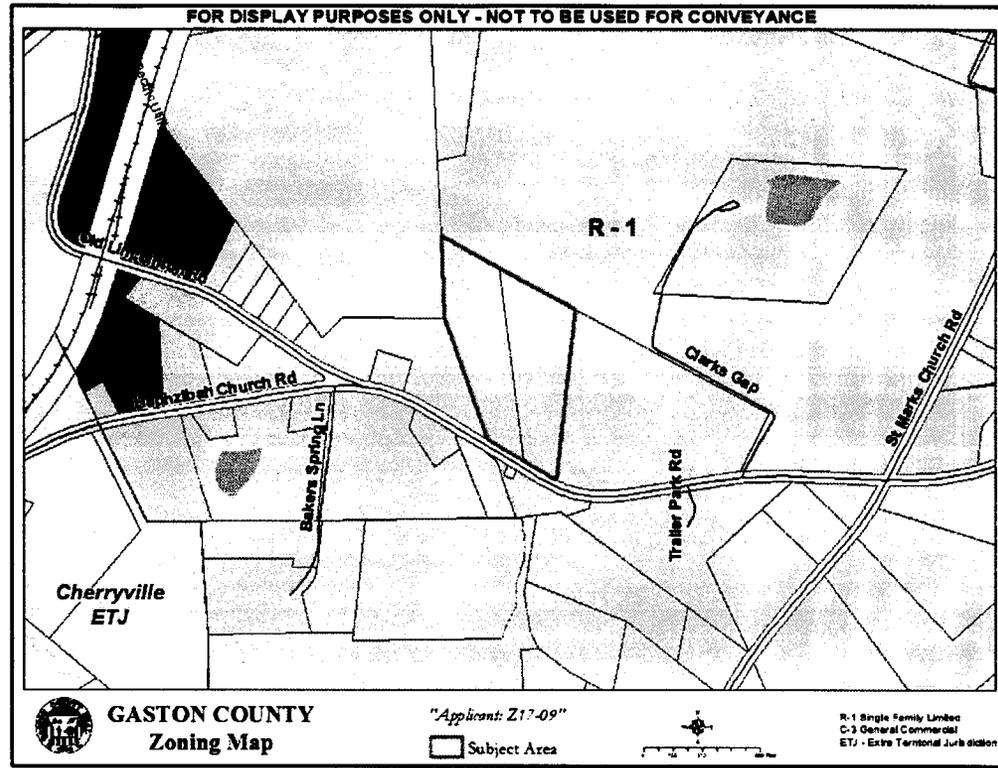
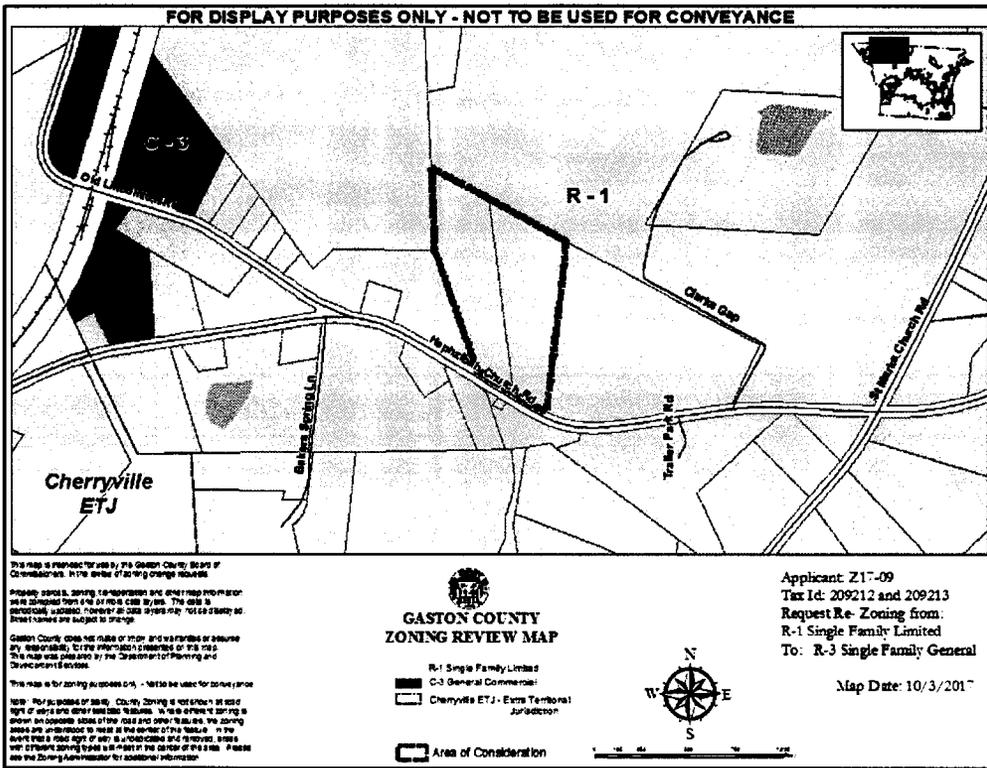
NO.	DATE	M1	M2	Brown	Fraleigh	Grant	Hovis	Keigher	Philbeck	Warley	Vote
2017-260	10/24/2017	AF	TK	A	A	A	A	A	A	A	U

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**Zoning Map Change: Z17-09, Betty Cabaniss (Applicant): Property Parcels 209213 and 209212, Located at 601 Hephzibah Church Road, Crouse, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District**  
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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 with the County's approved Comprehensive Plan because it is a similar use to the surrounding area. The Commission considers this action to be reasonable and in the public interest, based on the Planning Board's recommendation and compatibility with existing land uses in the immediate area. Property parcel(s): 209213 and 209212, to be approved, effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.





# Gaston County

Gaston County  
Board of Commissioners  
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## Planning Board Action

File #: 17-345

Commissioner Fraley - Planning/Zoning - Zoning Map Change: Z17-09, Betty Cabaniss (Applicant); Property Parcel(s): 209213 and 209212, Located at 601 Hephzibah Church Road, Crouse, Rezone from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District

### STAFF CONTACT

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

### BUDGET IMPACT

N/A

### BUDGET ORDINANCE IMPACT

N/A

### 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. Betty Cabaniss (Applicant): to rezone Parcels 209213 and 209212 from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District. A joint public hearing was advertised and held on October 24, 2017 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.

### POLICY IMPACT

N/A

### ATTACHMENTS

Resolution - Z17-09; Maps - Z17-09

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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	Brown	Fraley	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2017-260	10/24/2017	AF	TK	A	A	A	A	A	A	A	U

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