



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-02 ROMMEL LINO (APPLICANT); PROPERTY PARCELS: 193044, 193050, AND 193092, LOCATED AT 6321 UNION RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on February 26, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 193044, 193050, 193092  
Applicant: Rommel Lino  
Owner(s): Rommel Lino  
Property Location: 6321 Union Rd.  
Request: Rezone Parcels 193044, 193050, and 193092 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate 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 for parcels: 193044, 193050, and 193092, located at 6321 Union Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays on February 26, 2019 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Sain Second: Barber Vote: 8-1  
Aye: Ally, Attaway, Barber, Harris, Hollar, Hurst, Sain, Vinson  
Nay: Horne  
Absent: Houchard  
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	CBrown	JBrown	AFrley	BHovis	TKelgher	TPhillips	RWoods	Vote
2019-060	02/26/2019	RW	JB	A	A	AB	A	AB	AB	A	U

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Z19-02 Rommel Lino (Applicant); Property Parcels: 193044, 193050, and 193092, Located at 6321 Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards and (CH) Corridor Highway 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 with the County's approved Comprehensive Plan and the property in question is in a future land use designation of Rural Community. Rural Community areas are rural, but have neighborhood look and feel. This proposed rezoning is from R-1 to R-2 with Urban Standards and Corridor Highway overlays. The rezoning is consistent with the future land use plan, as the rezoning will not change the character of the general neighborhood and there is an adjacent R-2 and C-3 parcel to the subject 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: 193044, 193050, and 193092, 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 #: 19-067

Commissioner Worley - Planning/Development Services - Zoning Map Change: Z19-02 Rommel Lino (Applicant); Property Parcels: 193044, 193050, and 193092, Located at 6321 Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards and (CH) Corridor Highway 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. Rommel Lino (Applicant): Rezone Parcels: 193044, 193050, and 193092 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays. A joint public hearing was advertised and held on February 26, 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 - Z19-02; Maps - Z19-02

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	AFaley	BHovis	TKelgher	TPHilbert	RWorley	Vote
2019-060	02/26/2019	RW	JB	A	A	AB	A	AB	AB	A	U

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