



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-11 TODD PIERCEALL (APPLICANT);  
PROPERTY PARCELS: 202079, 210367, AND 139805, LOCATED  
AT NEAL HAWKINS RD., GASTONIA, NC, REZONE FROM THE  
(RS-12) SINGLE FAMILY 12,000 SQ FT ZONING DISTRICT TO THE  
(RMF) RESIDENTIAL MULTI FAMILY ZONING DISTRICT**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on August 27, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 202079, 210367, 139805  
Applicant: Todd Pierceall  
Owner(s): Pioneer Land Development Inc., Jimmie C. Gillespie/  
William W. Gillespie Jr.  
Property Location: Neal Hawkins Rd., Gastonia, NC  
Request: Rezone Parcels 202079, 210367, and 139805 from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family 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 parcels: 202079, 210367, and 139805, located at Neal Hawkins Rd., Gastonia, NC, from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family Zoning District on August 27, 2019 based on: the public hearing comment, staff recommendation, the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The property in question is in a future land use designation of Suburban Development. Suburban Development represents residential development and commercial development to support the residential uses. The proposed rezoning is from (RS-12) to (RMF), both which are residential zones. Suburban Development permits a multi-family development, and there are other multi-family zoned properties nearby.

Motion: Barber Second: Harris Vote: Unanimous  
Aye: Attaway, Barber, Hurst, Harris, Hollar, Horne, Houchard, Sain, Vinson  
Nay: None  
Absent: Ally  
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	AFraley	BHovis	TKelgher	TPhilbeck	RWorley	Vote
2019-245	08/27/2019	CB	TK	A	A	A	A	A	A	A	U

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

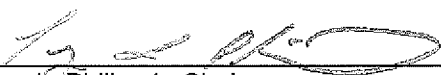
Zoning Map Change: Z19-11 Todd Pierceall (Applicant); Property Parcels: 202079, 210367, And 139805, Located at Neal Hawkins Rd., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 Sq Ft Zoning District to the (RMF) Residential Multi Family Zoning District  
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NOW, 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 Land Use Plan. The property in question is in a future land use designation of Suburban Development. Suburban Development represents residential development and commercial development to support the residential uses. The proposed rezoning is from (RS-12) to (RMF), both which are residential zones. Suburban Development permits a multi-family development, and there are other multi-family zoned properties nearby.

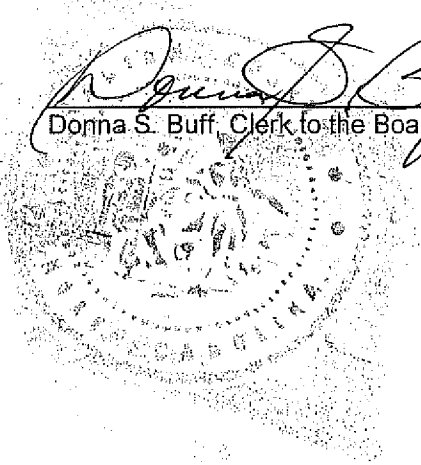
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 202079, 210367, and 139805, is hereby approved, effective with the passage of this Resolution.

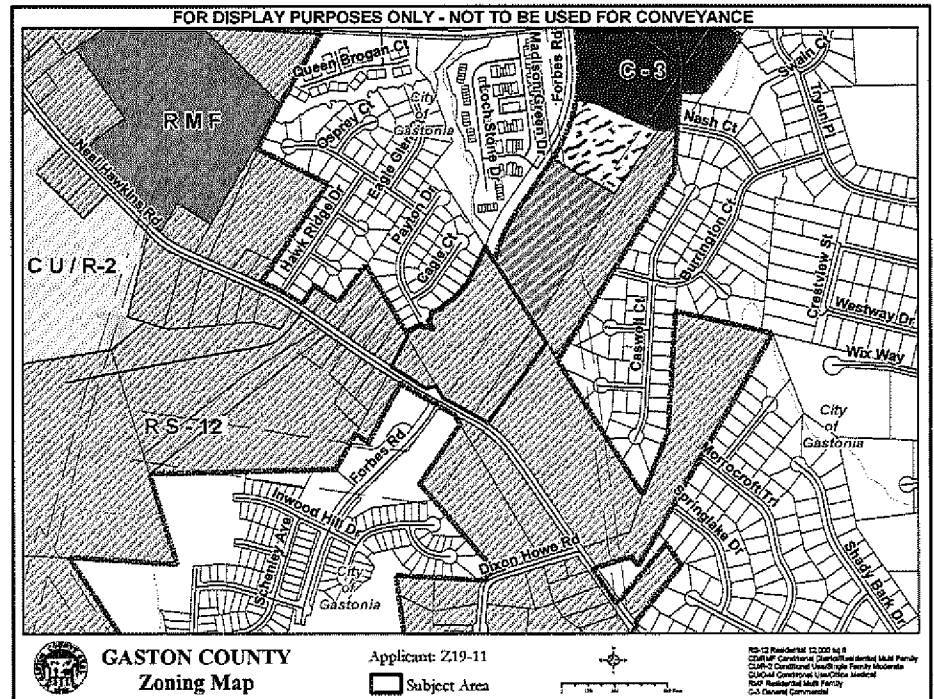
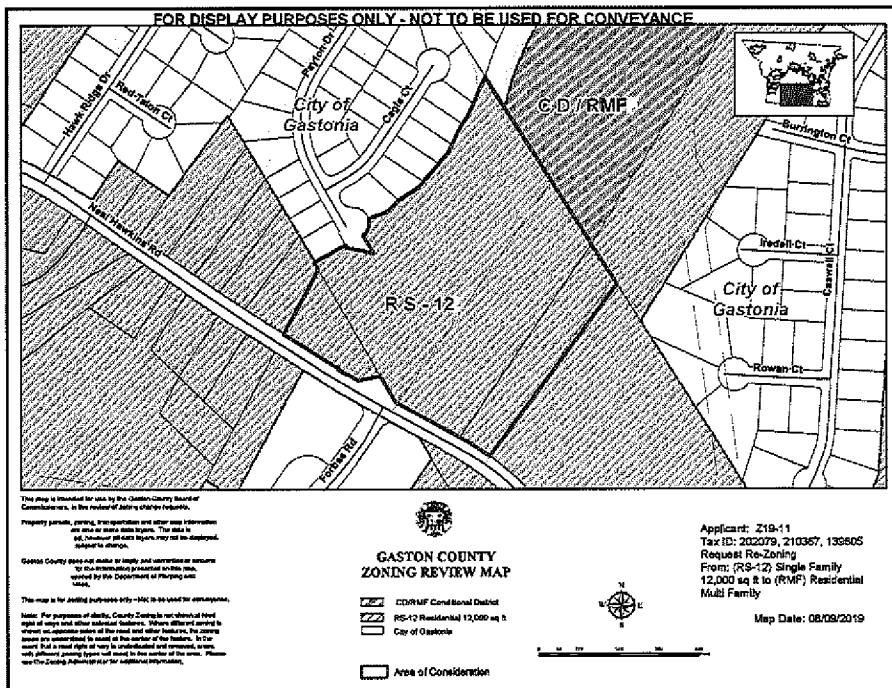
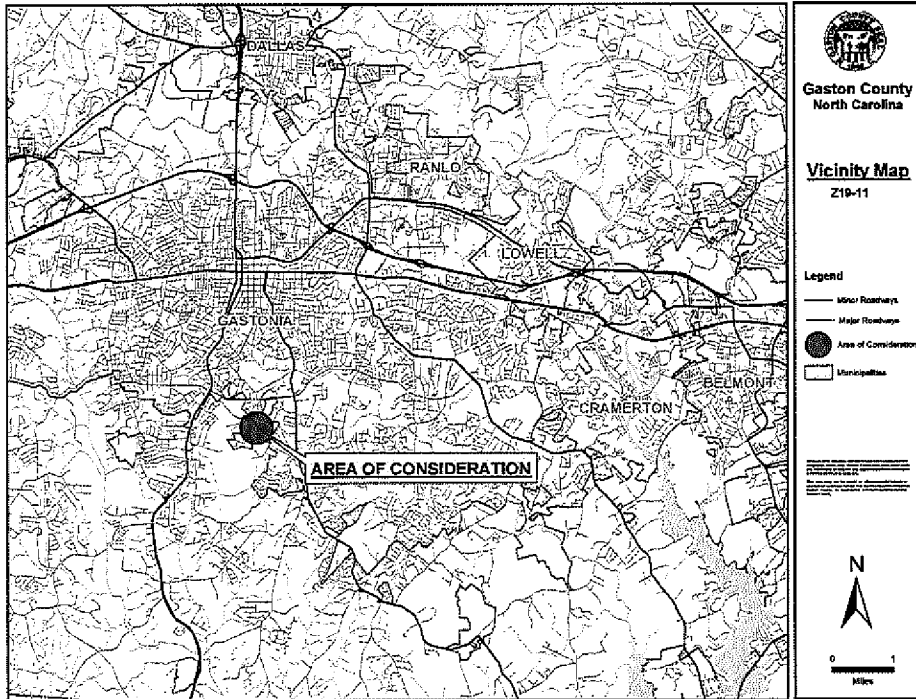
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

  
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Tracy L. Philbeck, Chairman  
Gaston County Board of Commissioners

Attest:

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







# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 19-337

Commissioner Keigher - Planning & Development Services - Zoning Map Change: Z19-11 Todd Pierceall (Applicant); Property Parcels: 202079, 210367, and 139805, Located at Neal Hawkins Rd., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family Zoning District

### 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. Todd Pierceall (Applicant); Rezone Parcels: 202079, 210367, and 139805 from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family Zoning District. A joint public hearing was advertised and held on August 27, 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 - Z19-11; Maps - Z19-11

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