



**RESOLUTION TITLE: ZONING MAP CHANGE: Z20-03 DEANA ANN WEST (APPLICANT);
PROPERTY PARCEL: 145718, LOCATED AT BOYD RD., GASTONIA, NC, REZONE FROM
THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS
OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN
STANDARDS OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on January 28, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 145718
Applicant: Deana Ann West
Owner(s): Judith L. Edmonson & Others
Property Location: Boyd Rd.
Request: Rezone Parcel 145718 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

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: 145718, located at Boyd Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on January 28, 2020 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 proposed rezoning is in the Rural Community future land plan. A Rural Community area consists primarily of residential buildings built closer together near the roadway. These areas have a neighborhood look and feel. The proposed rezoning from (R-1) to (R-2) with the (US) overlay will not change the character of the community in part because it is a rezoning to another residential zone. Therefore, the proposed rezoning is consistent with the future land use plan.

Motion: Sain Second: Hurst Vote: 6-2
Aye: Attaway, Barber, Hurst, Harris, Hollar, Sain
Nay: Horne, Vinson
Absent: Ally, 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	AFraley	EHovis	TKelgher	TPhilbeck	RMorley	Vote
2020-032	01/28/2020	CB	JB	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: Z20-03 Deana Ann West (Applicant); Property Parcel: 145718, Located at Boyd Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay
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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 proposed rezoning is in the Rural Community future land plan. A Rural Community area consists primarily of residential buildings built closer together near the roadway. These areas have a neighborhood look and feel. The proposed rezoning from (R-1) to (R-2) with the (US) overlay will not change the character of the community in part because it is a rezoning to another residential zone. Therefore, the proposed rezoning is consistent with the future land use plan.

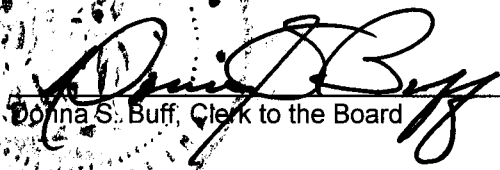
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 145718, is hereby approved, effective with the passage of this Resolution.

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

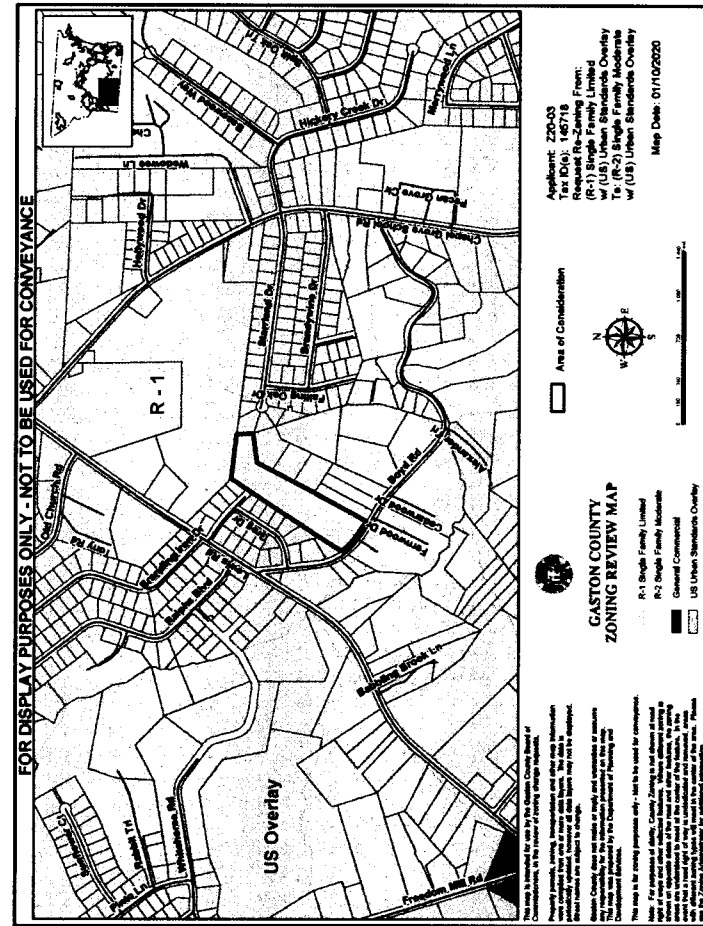
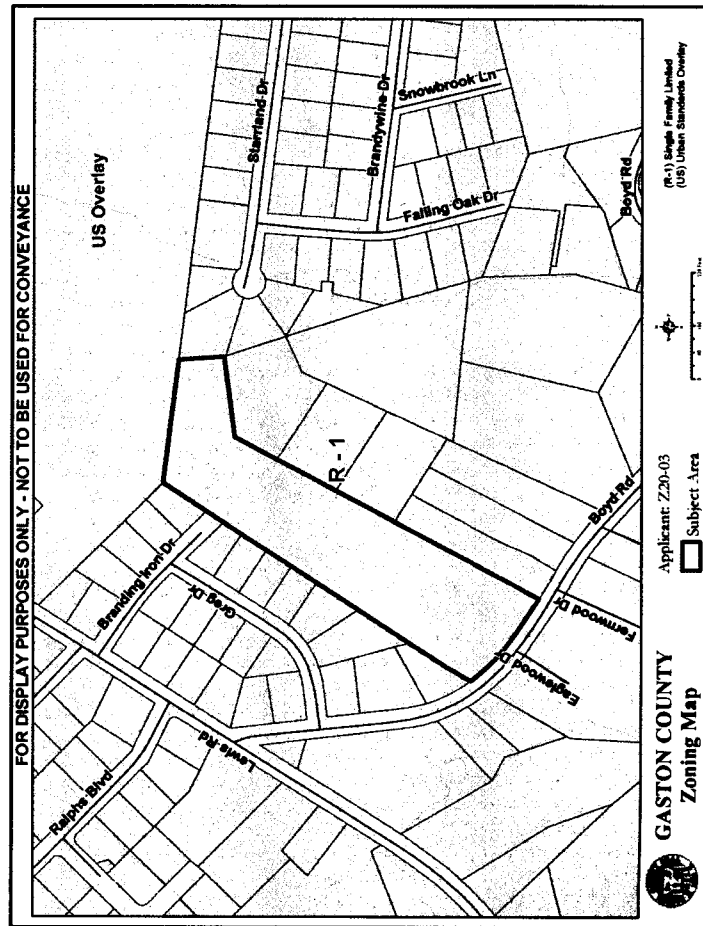
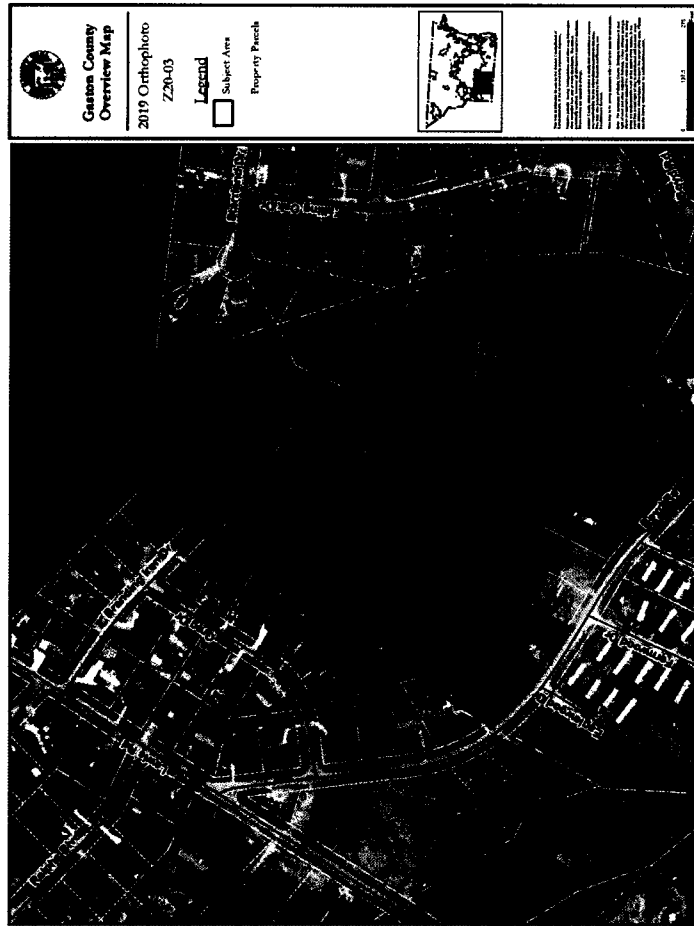
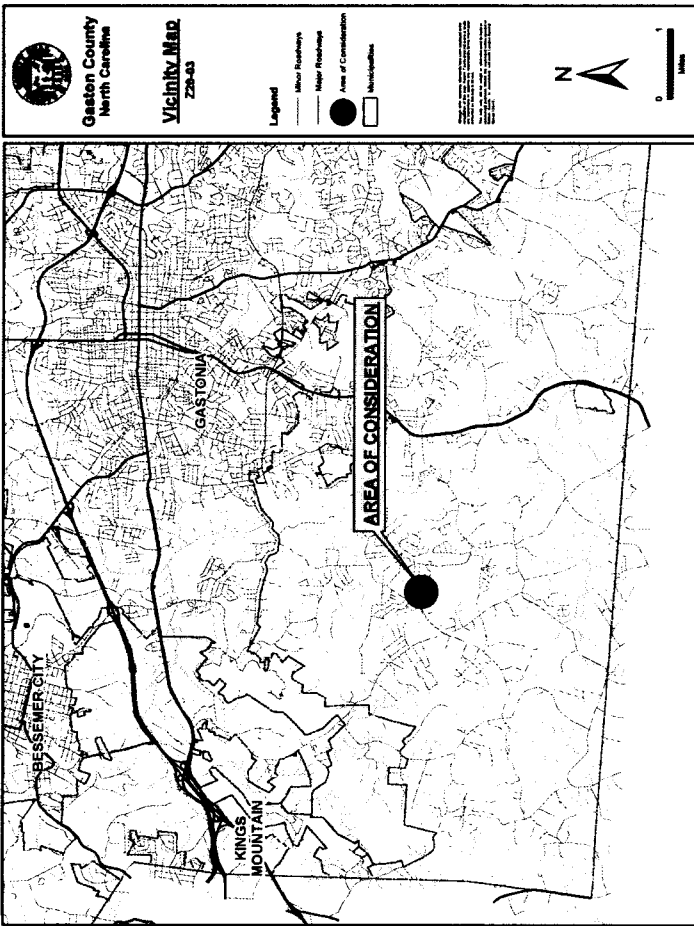


Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:



Donna S. Buff, Clerk to the Board





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 20-003

Commissioner Jack Brown - Planning & Development Services - Zoning Map Change: Z20-03, Deana Ann West (Applicant); Property Parcel: 145718, Located at Boyd Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

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. Deana Ann West (Applicant); Rezone Parcel: 145718 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay. A joint public hearing was advertised and held on January 28, 2020 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 - Z20-03; Maps - Z20-03

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2020-032	01/28/2020	CB	JB	A	A	A	A	A	A	A	U

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