

RESOLUTION TITLE: ZONING MAP CHANGE: Z20-09 ANGELA & NATHAN KING (APPLICANTS); PROPERTY PARCEL: 209951, LOCATED AT 3826 BEATY RD., GASTONIA, NC, REZONE FROM THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-1) SINGLE FAMILY LIMITED 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 February 25, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 209951

Applicant(s):

Angela & Nathan King

Owner(s):

Julie Jimison Helton

Property Location: Request:

3826 Beaty Rd.

Rezone Parcel 209951 from the (C-3) General Commercial Zoning

District with (US) Urban Standards Overlay to the (R-1) Single Family

Limited 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: 209951, located at 3826 Beaty Rd., Gastonia, NC, from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay on February 25, 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 Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is consistent with the comprehensive plan because the proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. The proposed rezoning of (R-1) from the existing (C-3) will allow less intense development.

Motion: Vinson

Second: Hurst

Vote: Unanimous

Aye: Ally, Attaway, Hurst, Harris, Hollar, Horne, Houchard, Vinson

Nay: None Absent: Sain Abstain: None

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Zoning Map Change: Z20-09 Angela & Nathan King (Applicants); Property Parcel: 209951, Located at 3826 Beaty Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay Page 2

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 Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is consistent with the comprehensive plan because the proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. The proposed rezoning of (R-1) from the existing (C-3) will allow less intense development.

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: 209951, is hereby approved, effective with the passage of this Resolution.

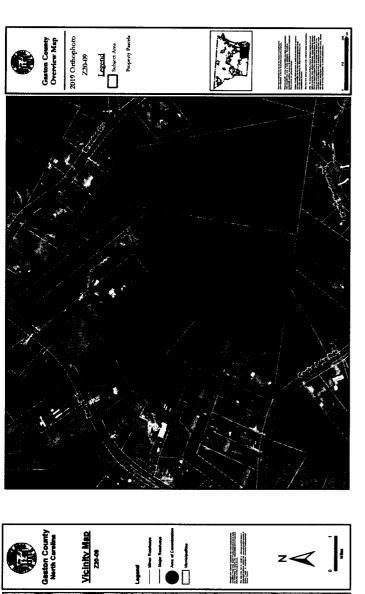
2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

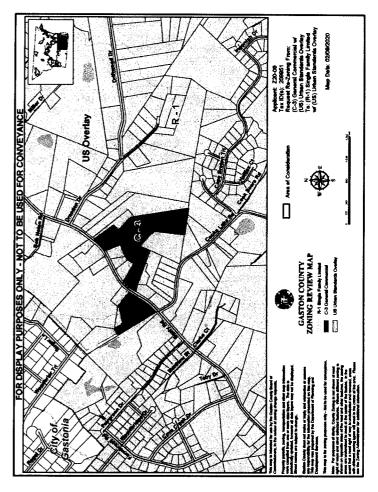
fracy L. Philbeck, Chairman

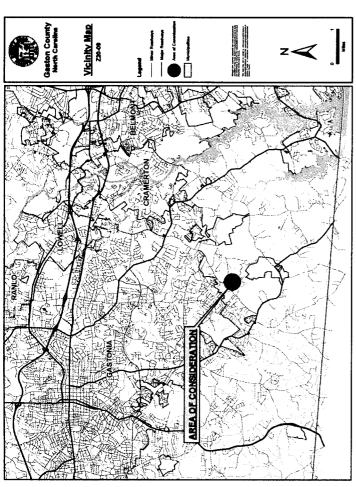
Gaston County Board of Commissioners

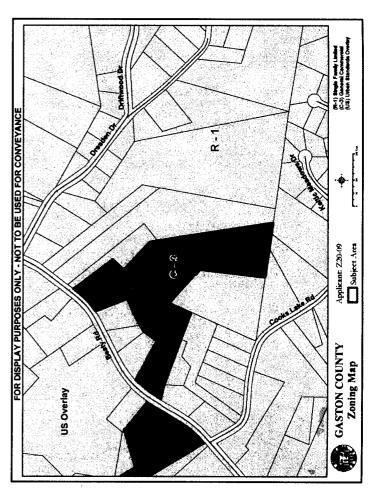
ATTEST

Donna S. Buff, Clerk to the Boar











Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 20-068

Commissioner Worley - Planning & Development Services - Zoning Map Change: Z20-09 Angela & Nathan King (Applicants); Property Parcel: 209951, Located at 3826 Beaty Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited 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. Angela & Nathan King (Applicants); Rezone Parcel: 209951 from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay. A joint public hearing was advertised and held on February 25, 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 - Z20-09; Maps - Z20-09

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