



RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD21-01, DR HORTON (APPLICANT); PROPERTY PARCELS: 146377, 146376, 147285 (PART OF), AND 147284 (PART OF), LOCATED AT FORBES RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED AND (I-2) GENERAL INDUSTRIAL ZONING DISTRICTS WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/RS-8) CONDITIONAL DISTRICT / SINGLE FAMILY 8,000 SQ FT ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY, IN ORDER TO ALLOW A (315) LOT RESIDENTIAL DEVELOPMENT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on January 26, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 146377, 146376, 147285 (part of), 147284 (part of)
Applicant: DR Horton
Owner(s): Highway 321 Forbes Rd LLC, Durboraw Irrev Trust
Property Location: Forbes Rd.
Request: Rezone Parcels 146377, 146376, 147285 (part of), and 147284 (part of), from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (315) Lot Residential Development

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, as conditioned, for parcels: 146377, 146376, 147285 (part of), and 147284 (part of), located at Forbes Rd., Gastonia, NC, from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (315) lot residential development, on January 11, 2021 based on: staff recommendation and applicant testimony; and the request is reasonable and in the public interest and in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural community future land use plan. Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. The use,

DO NOT TYPE BELOW THIS LINE

Zoning Map Change: Conditional District CD21-01, DR Horton (Applicant); Property Parcels: 146377, 146376, 147285 (part of), and 147284 (part of), Located at Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (315) Lot Residential Development

Page 2

going from (R-1) (I-2) with (US) Overlay to (CD/RS-8) with (US) Overlay will make the subject parcel primarily residential in nature, which is consistent with the Rural Community designation and is in harmony with the uses of the surrounding neighborhood. The (CD) Conditional District designation will also help foster higher quality development for the parcel.

Motion: Vinson

Second: Houchard

Vote: 8-1

Ayes: Ally, Brooks, Hollar, Horne, Hurst, Houchard, Sain, Vinson

Nay: Fallon

Absent: Harris

Abstain: None

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**) or (**is not consistent**) with the County's approved Comprehensive Land Use Plan and the Commission considers this action to be (**reasonable**) or (**not reasonable**) and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. The Map change request for Property parcels: 146377, 146376, 147285 (part of), and 147284 (part of), is (**hereby approved as conditioned {Exhibit A}, effective with the passage of this resolution**) or (**hereby disapproved**).
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Tom Keigher, Chairman
Gaston County Board of Commissioners

Attest:

Donna S. Buff, Clerk to the Board

Exhibit A
Conditions of Approval
CD21-01

"To be attached upon approval"