



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-16 FAROKH GHASSEMI (APPLICANT); PROPERTY PARCEL: 175091, LOCATED AT 13460 LUCIA RIVERBEND HWY., MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held on June 28, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 175091
Applicant(s): Farokh Ghassemi
Owner(s): Farokh Ghassemi
Property Location: 13460 Lucia Riverbend Hwy.
Request: Rezone Parcel 175091 from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards 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 parcel: 175091, located at 13460 Lucia Riverbend Hwy., Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays, on June 6, 2022 based on: staff recommendation; and the request is reasonable and in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses to remain onsite, which is consistent with the Rural Community designation and is in harmony with uses within the immediate vicinity.

Motion: Houchard Second: Brooks Vote: Unanimous
Ayes: Brooks, Harris, Horne, Houchard, Hurst, Sadler, Vinson
Nay: None
Absent: Ally, Magee
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:

Zoning Map Change: Z22-16 Farokh Ghassemi (Applicant); Property Parcel: 175091, Located at 13460 Lucia Riverbend Hwy., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays

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NOW, THEREFORE, BE IT RESOLVED by the County Commission, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 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. Therefore, the map change request for Property parcel: 175091, is **(hereby approved, 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.

Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:

Donna S. Buff, Clerk to the Board