



RESOLUTION TITLE: ZONING MAP CHANGE: Z21-19 ANITA B. & RICHARD A. STEWART (APPLICANT); PROPERTY PARCEL: 302025, LOCATED AT 786 LONG SHOALS RD., LINCOLNTON, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT

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

Tax Parcel Number(s): 302025
Applicant: Anita B. & Richard A. Stewart
Owner(s): Anita B. & Richard A. Stewart
Property Location: 786 Long Shoals Rd.
Request: Rezone Parcel 302025 from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate 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 parcel: 302025, located at 786 Long Shoals Rd., Lincolnton, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on October 11, 2021 based on: staff recommendation, 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 future land use plan. Rural areas are those areas with residential homes located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.

Motion: Brooks Second: Horne Vote: Unanimous
Ayes: Brooks, Fallon, Hollar, Horne, Hurst
Nay: None
Absent: Ally, Harris, Houchard, Vinson
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: Z21-19 Anita B. & Richard A. Stewart (Applicant); Property Parcel: 302025, Located at 786 Long Shoals Rd., Lincolnton, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate 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**) 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. Property parcel: 302025, is hereby (approved) or (disapproved), effective with the passage of this Resolution.
- 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