



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-02 CLEROY & SANDRA DUNLAP (APPLICANTS); PROPERTY PARCEL: 142291, LOCATED AT 538 QUEENS RD., GASTONIA, NC, REZONE FROM THE (RS-12) SINGLE FAMILY 12,000 SQ FT ZONING DISTRICT TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on January 25, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 142291
Applicant(s): Cleroy & Sandra Dunlap
Owner(s): Cleroy & Sandra Dunlap
Property Location: 538 Queens Rd.
Request: Rezone Parcel 142291 from the (RS-12) Single Family 12,000 sq ft Zoning District to the (R-3) Single Family General 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 disapproval of the map change for parcel: 142291, located at 538 Queens Rd., Gastonia, NC, from the (RS-12) Single Family 12,000 sq ft Zoning District to the (R-3) Single Family General Zoning District on January 10, 2022 based on: the request is not reasonable and in the public interest and the request is not in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Suburban Development future land use plan. Suburban Development consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Suburban centers can also include multi-family houses and support services as well. The use, going from (RS-12) to (R-3) will make the subject parcel residential in nature, which is inconsistent with the Suburban Development designation and the primary commercial uses in the surrounding corridor.

Motion: Vinson Second: Ally Vote: Unanimous
Ayes: Ally, Harris, Houchard, Sadler, Vinson
Nay: None
Absent: Brooks, Fallon, Horne, Hurst
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: Z22-02 Cleroy & Sandra Dunlap (Applicants); Property Parcel: 142291, Located at 538 Queens Rd., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 sq ft Zoning District to the (R-3) Single Family General Zoning District
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) 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: 142291, 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.

Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:

Donna S. Buff, Clerk to the Board