

TITLE:

ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-24-10-11-00193, MEHTA PRANAV (APPLICANT); PROPERTY PARCEL: 181746, LOCATED AT 813, 819, 825, 831, 837 CASON ST., BELMONT, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/RS-8) SINGLE FAMILY 8,000 SQUARE FEET CONDITIONAL DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on February 25, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 181746
Applicant(s): Mehta Pranav
Owner(s): TMB Realty LLC

Property Location: 813, 819, 825, 831, & 837 Cason St., Belmont

Request: Rezone from the (R-1) Single Family Limited Zoning District with

(US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional 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 request, as conditioned, for parcel 181746, located at 813, 819, 825, 831, 837 Cason St., Belmont, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay on February 3, 2025, based on: staff recommendation; as they felt it was a reasonable request and in the public interest and consistent with the goals of the Comprehensive Land Use Plan as it will maintain the single family residential area as envisioned by the Suburban Development land use designation.

Motion: Magee Second: Hurst Vote: 8-0

Aye: Brooks, Crane, Harris, Harvey, Horne, Hurst, Magee, Williams

Nay: None

Absent: Marcantel, Sadler

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: Conditional District REZ-24-10-11-00193, Mehta Pranav (Applicant); Property Parcel: 181746, Located at 813, 819, 825, 831, 837 Cason St., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, 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: 181746, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District With (US) Urban Standards Overlay.
- 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

Exhibit A Conditions of Approval REZ-24-10-11-00193

"To be attached upon approval"