

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-06-05-00151, JANE E. BOST

(APPLICANT); PROPERTY PARCEL: PORTION OF 202760, LOCATED OFF WILL KISER ROAD, CROUSE, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED 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

July 27, 2023, by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): Portion of 202760 Applicant(s): Jane E. Bost

Owner(s): Darrell and Jane Bost
Property Location: Off Will Kiser Road, Crouse

Request: Rezone from (R-1) Single Family Limited 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 approval of the map change for parcel: portion of 202760, located off Will Kiser Road, Crouse, NC, from (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District on July 10, 2023, based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. The proposed use is consistent with the goals of the Comprehensive Land Use Plan (CLUP) as it will keep the parcel residential in nature and maintain the rural "feel" of the area, which is consistent with the rural future land use designation and vision of the parcel.

Motion: Horne Second: Houchard Vote: Unanimous

Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Marcantel, Vinson

Nay: None

Absent: Magee, 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: REZ-23-06-05-00151, Jane E. Bost (Applicant); Property Parcel: Portion of 202760, Located off Will Kiser Road, Crouse, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District Page 2

NOW, THEREFORE, BE IT RESOLVED 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: portion of 202760, 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