

TITLE: ZONING MAP CHANGE: REZ-24-02-19-00172, GRANT AUGUSTUS PHILLIPS (APPLICANT); PROPERTY PARCEL: 177359, LOCATED AT 124 SPRATT DR., MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS.

a County Zoning ordinance was adopted on April 24, 2008 and a public hearing was held on March 26, 2024, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 177359

Applicant(s): Grant Augustus Phillips

Owner(s): Grant Augustus Phillips and Amanda Rutherford Phillips

Property Location: 124 Spratt Dr., Mount Holly

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

(US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning 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 for parcel 177359, located at 124 Spratt Dr., Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on March 4, 2024, 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. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead style housing, as envisioned by the rural future land use designation.

Motion: Horne Second: Crane Vote: Unanimous

Aye: Crane, Harris, Horne, Hurst, Magee, Marcantel

Nay: None

Absent: Brooks, Houchard, Sadler, 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: REZ-24-02-19-00172, Grant Augustus Phillips (Applicant); Property Parcel: 177359, Located at 124 Spratt Dr., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay Page 2

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: 177359, 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
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ATTEST:
ATTEST.
Donna S. Buff. Clerk to the Board