



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-05 BOYD & ALETA WEST (APPLICANTS); PROPERTY PARCEL: 218666, LOCATED AT 105 END OF THE TRAIL, BESSEMER CITY, 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 March 22, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 218666
Applicant(s): Boyd & Aleta West
Owner(s): Boyd Dean West Jr. and Aleta Sylvia West
Property Location: 105 End of the Trail
Request: Rezone Parcel 218666 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: 218666, located at 105 End of the Trail, Bessemer City, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on March 14, 2022 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 zoning district meets the rural land use designation and would allow the parcel to continue as a residential use in nature while still providing for agribusiness opportunities and remain in harmony with the other residential uses in the immediate vicinity.

Motion: Vinson Second: Ally Vote: Unanimous
Aye: Ally, Brooks, Horne, Hurst, Vinson
Nay: None
Absent: Harris, Sadler, Houchard, Magee
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: Z22-05 Boyd & Aleta West (Applicants); Property Parcel: 218666, Located at 105 End of the Trail, Bessemer City, 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, 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: 218666, 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

SEAL