

RESOLUTION TITLE: ZONING MAP CHANGE: Z21-09 DAVID WARD AND CAIT

MORELAND (APPLICANTS); PROPERTY PARCEL: 190294, LOCATED AT 1806 SOUTH POINT RD., BELMONT, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS AND CORRIDOR HIGHWAY OVERLAYS TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY

OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held

on April 27, 2021 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 190294

Applicant(s): David Ward, Cait Moreland Owner(s): Margaret Emma Waggoner Property Location: 1806 South Point Rd.

Request: Rezone Parcel 190294 from the (R-1) Single Family Limited

Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor

Highway Overlays

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: 190294, located at 1806 South Point Rd., Belmont, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays on April 12, 2021 based on: staff recommendation; and the request is reasonable and in the public interest and the request is 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. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, which is consistent with the Suburban Development designation. The Overlay districts will also ensure a higher quality of standards.

Motion: Brooks Second: Houchard Vote: Unanimous

Aye: Ally, Brooks, Fallon, Harris, Hollar, Horne, Houchard, Hurst, Vinson

Nay: None Absent: None 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: Z21-09 David Ward and Cait Moreland (Applicants); Property Parcel: 190294, Located at 1806 South Point Rd., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highways Overlays Page 2

NOW, THEREFORE, BE IT RESOLVED that the County Commission, upon consideration of the map change application, public hearing comment and recommendations 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: 190294, 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.

| Tom Keigher, Chairman | |
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| Gaston County Board of Commissioners | |
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| Attest: | |
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| Donna S. Buff, Clerk to the Board | |
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SEAL