



RESOLUTION TITLE: ZONING MAP CHANGE: Z21-06 MELISSA GRIFFIS (APPLICANT); PROPERTY PARCEL: 145188, LOCATED AT 4312 FALLS ST., GASTONIA, NC, REZONE FROM THE (RS-12) SINGLE FAMILY 12,000 SQ FT 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 February 23, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 145188
Applicant: Melissa Griffis
Owner(s): Melissa Griffis
Property Location: 4312 Falls St.
Request: Rezone Parcel 145188 from the (RS-12) Single Family 12,000 sq ft 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: 145188, located at 4312 Falls St., Gastonia, NC, from the (RS-12) Single Family 12,000 sq ft Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on February 8, 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 Rural Center future land use plan. Rural centers are those areas that serve a specific purpose for the immediate area. Houses and businesses are closer together and are built closer to the roadway. The use, going from (RS-12) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.

Motion: Vinson Second: Ally Vote: Unanimous
Aye: Ally, Brooks, Fallon, Harris, Hollar, Houchard, Hurst, Vinson
Nay: None
Absent: Horne, Sain
Abstain: None

DO NOT TYPE BELOW THIS LINE

Zoning Map Change: Z21-06 Melissa Griffis (Applicant); Property Parcel: 145188, Located at 4312 Falls St., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 sq ft Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay
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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 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. Property parcel: 145188, 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.

Tom Keigher, Chairman
Gaston County Board of Commissioners

Attest:

Donna S. Buff, Clerk to the Board