

RESOLUTION TITLE: ZONING MAP CHANGE: Z21-04 MANUEL ELLIS (APPLICANT);

PROPERTY PARCELS: 302793, 302792, AND 302791, LOCATED AT 337, 341, & 347 EAKER RD., 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 23, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 302793, 302792, 302791

Applicant: Manuel Ellis Owner(s): Manuel Ellis

Property Location: 337, 341, & 347 Eaker Rd.

Reguest: Rezone Parcels 302793, 302792, and 302791 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 parcels: 302793, 302792, and 302791, located at 337, 341, & 347 Eaker Rd., Bessemer City, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on March 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 future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.

Motion: Fallon Second: Houchard Vote: Unanimous

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

Nay: None

Absent: Brooks, Sain

Abstain: None

Zoning Map Change: Z21-04 Manuel Ellis (Applicant); Property Parcels: 302793, 302792, and 302791, Located at 337, 341, & 347 Eaker Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 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 parcels: 302793, 302792, and 302791, 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
Donna G. Bun, Glerk to the Board

SEAL