



TITLE: ZONING MAP CHANGE: REZ-25-04-01-00225, LAND USE CONSULTING, LLC (APPLICANT); PROPERTY PARCEL: 225342, LOCATED AT 130 GEORGIA BELLE AVE., BELMONT, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (RS-20) SINGLE FAMILY 20,000 SQUARE FEET ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on September 23, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 225342
Applicant(s): Land Use Consulting, LLC
Owner(s): Jack and Jill Atkins
Property Location: 130 Georgia Belle Ave
Request: Rezone from (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet 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 request for parcel 225342, located at 130 Georgia Belle Ave., Belmont, NC to be rezoned from the (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet Zoning District on August 25, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the suburban development future land use designation.

Motion: Horne Second: Williams Vote: Unanimous
Aye: Crane, Harvey, Horne, Hurst, Magee, Shires, Williams, Wray
Nay: None
Absent: Ballard, Franks
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:

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: REZ-25-04-01-00225, Land Use Consulting, LLC (Applicant); Property Parcel: 225342, Located at 130 Georgia Belle Ave., Belmont, NC, Rezone from (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet Zoning District
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WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

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:225342, is **(hereby approved, effective with the passage of this Ordinance)** or **(hereby disapproved)** to be rezoned to the (RS-20) Single Family 20,000 Square Feet Zoning District.
- 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