

TITLE: ZONING MAP CHANGE: REZ-24-03-19-00175, LAUREN EAVES (APPLICANT); PROPERTY PARCEL: 311772, LOCATED AT 117 MCABEE LANE, 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 May 28, 2024, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s):	311772
Applicant(s):	Lauren Eaves
Owner(s):	Travis Eaves
Property Location:	117 McAbee Lane, Bessemer City
Request:	Rezone 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 request for parcel ID 311772, located at 117 McAbee Lane, Bessemer City, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on May 6, 2024, as the proposed zoning district is consistent with the goals and vision of the Comprehensive Land Use Plan. It is consistent with the goals of the comprehensive land use plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation. Rural areas are characterized as having plenty of open space with residential homes located on large lots and set back from the roads they front upon.

Motion: Brooks Second: Marcantel Aye: Brooks, Crane, Harris, Hurst, Magee, Marcantel Nay: None Absent: Horne, Houchard, Sadler, Vinson Abstain: None Vote: Unanimous

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: REZ-24-03-19-00175, Lauren Eaves (Applicant); Property Parcel: 311772, Located at 117 Mcabee Lane, 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 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 parcels: 311772, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved).
 - 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