

TITLE:

ZONING MAP CHANGE: REZ-24-06-29-00186 RACHEAL BLAKNEY AND AMANDA BELLMORE (APPLICANTS); PROPERTY PARCEL: 171733, LOCATED AT 220 BRENTWOOD LN., STANLEY, NC, REZONE FROM (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY TO THE (R-3) SINGLE FAMILY GENERAL **ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY** 

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on August 27, 2024 by the County Commission, to take citizen comments into a map change application, as follows:

> Tax Parcel Number(s): 171733

Applicant(s): Racheal Blakney and Amanda Bellmore

Edward Leroy Blakney Owner(s):

Property Location: 220 Brentwood Ln., Stanley, NC

Rezone from the (R-2) Single Family Moderate Zoning District Request:

with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (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 request for parcel 171733, located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay on July 29, 2024, 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 rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

> Motion: Crane Second: Sadler Vote: 8-0

Aye: Brooks, Crane, Harris, Horne, Hurst, Marcantel, Sadler, Vinson

Nay: None

Absent: Houchard, Magee

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: REZ-24-06-29-00186 Racheal Blakney and Amanda Bellmore (Applicants); Property Parcel: 171733, Located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay Page 2

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: 171733, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay.
  - 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                         |