

RESOLUTION TITLE: ZONING MAP CHANGE: Z21-11 SAMUEL B. CANNON JR.

(APPLICANT); PROPERTY PARCEL: 206987, LOCATED AT 1203 FREEDOM MILL RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED 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 May 25, 2021 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 206987

Applicant(s): Samuel B. Cannon Jr.
Owner(s): Joan Foy Cannon
Property Location: 1203 Freedom Mill Rd.

Request: Rezone Parcel 206987 from the (R-1) Single Family Limited

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: 206987, located at 1203 Freedom Mill Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on May 10, 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 Community future land use plan. Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood and, these areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel. 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 Community designation and is in harmony with other residential uses within the immediate vicinity.

Motion: Vinson Second: Ally Vote: 6-3

Ayes: Ally, Harris, Hollar, Houchard, Hurst, Vinson

Nays: Brooks, Fallon, Horne

Absent: None 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: Z21-11 Samuel B. Cannon Jr. (Applicant); Property Parcel: 206987, Located at 1203 Freedom Mill Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited 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 that the County Commission, upon consideration of the map change application, public hearing comment and recommendations 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: 206987, is hereby (approved) or (disapproved), effective with the passage of this Resolution.
- 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

SEAL