



**RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-03-21-00146, JASON M. NEGRA (APPLICANT); PROPERTY PARCEL: A PORTION OF 156389, LOCATED ON LEWIS RD., KINGS MOUNTAIN, NC, REZONE 1.807 ACRES OF 126.08 ACRES FROM (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 April 25, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): a portion of 156389 (1.807 acres of 126.08 acres)  
Applicant(s): Jason M. Negra  
Owner(s): Hagans Danyo Estate  
Property Location: Lewis Rd., Kings Mountain  
Request: Rezone from (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 parcel ID a portion of 156389 (1.807 acres of 126.08 acres), located on Lewis Rd., Kings Mountain, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on April 3, 2023 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's 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 and maintain the rural "feel" of the area, which is consistent with the rural future land use designation of the parcel and the vision of the Comprehensive Land Use Plan.

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

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**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:

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Zoning Map Change: REZ-23-03-21-00146, Jason M. Negra (Applicant); Property Parcel: A Portion of 156389, Located on Lewis Rd., Kings Mountain, NC, Rezone (1.807 Acres of 126.08 Acres) from (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 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: a portion of 156389 (1.807 acres of 126.08 acres), 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.

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Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:

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Donna S. Buff, Clerk to the Board