



**RESOLUTION TITLE: ZONING MAP CHANGE: REZ-22-11-28-00134, RANDY KINCAID (APPLICANT); PROPERTY PARCEL: 163196 (NEW 308822, 308821, 308820), LOCATED ON EAKER RD., BESSEMER CITY, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED TO THE (R-2) SINGLE FAMILY MODERATE**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on January 24, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 163196 (new 308822, 308821, 308820)  
Applicant(s): Randy Kincaid  
Owner(s): Randy Kincaid  
Property Location: Eaker Rd., Bessemer City  
Request: Rezone from (R-1) Single Family Limited to the (R-2) Single Family Moderate

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 ID163196 (new 308822, 308821, 308820), located on Eaker Rd. in Bessemer City, NC, from (R-1) Single Family Limited to the (R-2) Single Family Moderate on January 9, 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. The proposed use is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it maintains the Rural characteristics of green rolling hills with plenty of open space as envisioned by the CLUP. The proposed use also meets Goal of residential homes being located on large lots and are set back from the roads they front upon.

Motion: Crane                                  Second: Vinson                                  Vote: Unanimous  
Aye: Crane, Harris, Sadler, Horne, Houchard, Vinson  
Nay: None  
Absent: Brooks, Hurst, 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-22-11-28-00134, Randy Kincaid (Applicant); Property Parcel: 163196 (new 308822, 308821, 308820), Located on Eaker Rd., Bessemer City, NC, Rezone from (R-1) Single Family Limited to the (R-2) Single Family Moderate  
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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: 163196 (new 308822, 308821, 308820), 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