

## RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-09-05-00163 DERRICK KENT HUNTER (APPLICANT); PROPERTY PARCEL: 167857, LOCATED AT 532 UPPER SPENCER MOUNTAIN RD., STANLEY, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on November 28, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	167857
Applicant(s):	Derrick Kent Hunter
Owner(s):	Derrick Kent Hunter
Property Location:	532 Upper Spencer Mountain Rd., Stanley
Request:	Rezone from (R-1) Single Family Limited Zoning District to the (R-
	3) Single Family General 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 **disapproval** of the map change for parcel 167857, located at 532 Upper Spencer Mountain Rd., Stanley, NC, from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District on November 6, 2023 based on: the request **is not reasonable** and in the public interest and **is not in accordance** with the County's Comprehensive Land Use Plan as the proposed use for a single-wide manufactured home is inconsistent with the homes in the surrounding area.

Motion: HurstSecond: HorneVote: UnanimousAye: Crane, Horne, Houchard, Hurst, Sadler, VinsonNay: NoneAbsent: Brooks, Harris, Magee, MarcantelAbstain: NoneAbstain: NoneAbstain: 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-23-09-05-00163 Derrick Kent Hunter (Applicant); Property Parcel: 167857, Located at 532 Upper Spencer Mountain Rd., Stanley, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-3) Single Family General 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: 167857, 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.

Chad Brown, Chairman Gaston County Board of Commissioners

ATTEST:

Donna S. Buff, Clerk to the Board