

RESOLUTION TITLE: ZONING MAP CHANGE: Z22-20 JAMES E. **SCRUGGS**

(APPLICANT); PROPERTY PARCEL: 224971, LOCATED AT 1218 OLD PROVIDENCE RD., GASTONIA, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH URBAN STANDARDS (US)

OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held

on July 26, 2022 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 224971

James E. Scruggs Applicant(s): James E. Scruggs Owner(s):

Property Location: 1218 Old Providence Rd., Gastonia

Request: Rezone from (R-1) Single Family Limited Zoning District with (US)

Overlay to the (R-2) Single Family Moderate Zoning District with (US)

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: 224971, located at 1218 Old Providence Rd., Gastonia, NC, from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (R-2) Single Family Moderate Zoning District with Urban Standards (US) Overlay on July 11, 2022 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 Plan. The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will keep the parcel residential in nature as envisioned by the rural future land use designation. Rural areas are characterized as having residential homes located on large lots and set back from the roads they front. The proposed use and district would also allow for the preservation of existing conditions in the area while allowing low to moderate growth in the Scenic Gaston area of the Comprehensive Land Use Plan.

> Motion: Vinson Second: Houchard Vote: Unanimous

Aye: Sadler, Vinson, Brooks, Magee, Horne, Houchard, Hurst

Nay: None Absent: Ally, Harris 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: Z22-20 James E. Scruggs (applicant); Property Parcel: 224971, located at 1218 Old Providence Rd., Gastonia, NC, Rezone from (R-1) Single Family Limited zoning district with (US) Overlay to the (R-2) Single Family Moderate zoning district with (US) Overlay Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission 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. Property parcel: 224971, 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
ATTEST:
Donna S. Buff, Clerk to the Board

SEAL