



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-18 JOSE ELIUD QUINTANILLA (APPLICANT); PROPERTY PARCEL: 163320, LOCATED AT 2551 TRYON COURTHOUSE RD., BESSEMER CITY, NC, REZONE FROM THE (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 July 26, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 163320
Applicant(s): Jose Eliud Quintanilla
Owner(s): Jose Quintanilla Campos
Property Location: 2551 Tryon Courthouse Rd.
Request: Rezone Parcel 163320 from the (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: 163320, located at 2551 Tryon Courthouse Rd., Bessemer City, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District, on July 11, 2022 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 future land use plan. The area consists of significant mixed housing types that are residential in nature. The use, going from (R-1) to (R-2) will maintain the subject parcel as residential in nature, which is consistent with the Rural designation.

Motion: Houchard Second: Sadler Vote: Unanimous
Aye: Brooks, Horne, Houchard, Hurst, Magee, Sadler, Vinson
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: Z22-18 Jose Eliud Quintanilla (Applicant); Property Parcel: 163320, Located at 2551 Tryon Courthouse Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

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NOW, THEREFORE, BE IT RESOLVED by the County Commission, upon consideration of the map change application, public hearing comment and recommendation for 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: 163320, 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