



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-04 AMANDA C. STONE (APPLICANT); PROPERTY PARCEL: 302415, LOCATED AT 126 HOYLES CREEK RD., DALLAS, 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 February 22, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 302415
Applicant(s): Amanda C. Stone
Owner(s): Amanda C. & Robert David Stone
Property Location: 126 Hoyles Creek Rd.
Request: Rezone Parcel 302415 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: 302415, located at 126 Hoyles Creek Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on February 14, 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 use, going from (R-1) to (R-2) will keep the subject parcel residential in nature, which is consistent with the Rural designation and is in harmony with uses within the immediate vicinity.

Motion: Brooks Second: Hurst Vote: Unanimous
Ayes: Ally, Brooks, Harris, Horne, Houchard, Hurst, Magee, Vinson
Nay: None
Absent: Fallon, Sadler
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: Z22-04 Amanda C. Stone (Applicant); Property Parcel: 302415, Located at 126 Hoyles Creek Rd., Dallas, 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 recommendations 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: 302415, is hereby **(approved)** or **(disapproved)**, effective with the passage of this Resolution.
- 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