

RESOLUTION TITLE: ZONING MAP CHANGE: Z21-05 JAMES WILLIAM KIRK (APPLICANT); PROPERTY PARCEL: 170590, LOCATED AT 2047 PUETTS CHAPEL RD., BESSEMER CITY, NC, REZONE FROM THE (R-2) SINGLE FAMILY MODERATE 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 March 23, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	170590
Applicant:	James William Kirk
Owner(s):	James William Kirk
Property Location:	2047 Puetts Chapel Rd.
Request:	Rezone Parcel 170590 from the (R-2) Single Family Moderate
	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: 170590, located at 2047 Puetts Chapel Rd., Bessemer City, NC, from the (R-2) Single Family Moderate Zoning District to the (R-3) Single Family General Zoning District on March 8, 2021 based on: the request is not reasonable and is not in the public interest and the request is not in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-2) to (R-3) will allow the subject parcel to continue as a residential use in nature, which allows for other housing types that are inconsistent with primary residential uses in the surrounding area.

Motion: VinsonSecond: FallonVote: UnanimousAye: Ally, Fallon, Harris, Hollar, Horne, Houchard, Hurst, VinsonNay: NoneAbsent: Brooks, SainAbstain: None

DO NOT TYPE BELOW THIS LINE

Zoning Map Change: Z21-05 James William Kirk (Applicant); Property Parcel: 170590, Located at 2047 Puetts Chapel Rd., Bessemer City, NC, Rezone from the (R-2) Single Family Moderate Zoning District to the (R-3) Single Family General Zoning District Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 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: 170590 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.

Tom Keigher, Chairman Gaston County Board of Commissioners

Attest:

Donna S. Buff, Clerk to the Board

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