



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-25 PHILLIP BREEDLOVE (APPLICANT); PROPERTY PARCELS: 146576 AND 146575, LOCATED AT 111 MCCARVER RD, GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on October 25, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	146576, 146575
Applicant(s):	Phillip Breedlove
Owner(s):	Bradley Ryan Gross, Danellia Deborah Mann
Property Location:	111 McCarver Rd., Gastonia, NC
Request:	Rezone Parcels 146576 and 146575 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards 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 parcels: 146576 and 146575, located at 111 McCarver Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay, on October 3, 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 Land Use Plan. The proposed rezoning is in the Rural Communities future land use plan. The area consists of residential buildings on smaller lots, built closer to the roadway. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel. The use, going from (R-1) to (R-2) will maintain the subject parcel as residential in nature, which is consistent with the purpose of providing residential housing while maintaining a neighborhood look and feel within the Rural Communities designation.

Motion: Houchard Second: Crane Vote: 7-1
Aye: Crane, Harris, Houchard, Hurst, Magee, Sadler, Vinson
Nay: Horne
Absent: Ally, Brooks
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: Z22-25 Phillip Breedlove (Applicant); Property Parcels: 146576 and 146575, Located at 111 McCarver Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after 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 parcels: 146576 and 146575, 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