

RESOLUTION TITLE: ZONING MAP CHANGE: Z22-08 DEBBIE MURRAY (APPLICANT);

PROPERTY PARCEL: 306699, LOCATED AT 335 CHESTNUT RIDGE ROAD, KINGS MOUNTAIN, 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 April 26, 2022 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 306699

Applicant(s): Debbie Murray
Owner(s): Debbie Murray

Property Location: 335 Chestnut Ridge Rd., Kings Mountain

Reguest: Rezone Parcel 306699 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: 306699, located at 335 Chestnut Ridge Road, Kings Mountain, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on April 4, 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 request is consistent with the Comprehensive Land Use Plan, the nature of the property would not change, and the proposed use is in harmony with the surrounding area.

Motion: Vinson Second: Hurst Vote: Unanimous

Aye: Hurst, Horne, Magee, Sadler, Vinson

Nay: None

Absent: Ally, Brooks, Harris, Houchard

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: Z22-08 Debbie Murray (Applicant); Property Parcel: 306699, Located at 335 Chestnut Ridge Road, Kings Mountain, 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 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: 306699, 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