

RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-23-01-06-00138, RIVERBEND PRESERVE LLC (APPLICANT); PROPERTY PARCELS: PORTION OF 202649, 226548, AND 304413 (RESIDENTIAL AND COMMERCIAL DEVELOPMENT AREA), LOCATED AT NC 16 AND KILLIAN RD., STANLEY, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH SPECIAL HIGHWAY (SH) AND URBAN STANDARDS (US) OVERLAYS TO THE (CD/C-1) CONDITIONAL LIGHT COMMERCIAL AND (CD/RS-8) CONDITIONAL SINGLE FAMILY 8,000 SQFT. ZONING DISTRICTS WITH SPECIAL HIGHWAY (SH) AND URBAN STANDARDS (US) OVERLAYS

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on March 28, 2023, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): Portion of 202649, 226548, and 304413

Applicant(s): Riverbend Preserve LLC Owner(s): Riverbend Preserve LLC Property Location: NC 16 and Killian Rd.

Request: Rezone from (R-1) Single Family Limited Zoning District with

Special Highway (SH) and Urban Standards (US) Overlays to the (CD/C-1) Conditional Light Commercial and (CD/RS-8) Conditional Single Family 8,000 Sqft. Zoning Districts with Special Highway

(SH) and Urban Standards (US) Overlays

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 parcels: portion of 202649, 226548, and 304413 (Residential and Commercial Development Area), located at NC 16 and Killian Rd., Stanley, NC, from (R-1) Single Family Limited Zoning District with Special Highway (SH) and Urban Standards (US) Overlays to the (CD/C-1) Conditional Light Commercial and (CD/RS-8) Conditional Single Family 8,000 Sqft. Zoning Districts with Special Highway (SH) and Urban Standards (US) Overlays on March 6, 2023 based on: the request is not reasonable and in the public interest and inconsistency with the Comprehensive Land Use Plan, the site plan not being representative of the surrounding area and community, the lack of information from the developer and potential impacts to the area, their disappointment in the traffic improvements approved by NCDOT, and concern over the Mountain Island Watershed.

Motion: Sadler Second: Hurst Vote: Unanimous

Aye: Harris, Brooks, Magee, Horne, Sadler, Hurst

Nay: None

Absent: Houchard, Vinson, Crane

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: Conditional District REZ-23-01-06-00138, Riverbend Preserve LLC (Applicant); Property Parcels: Portion of 202649, 226548, and 304413 (Residential and Commercial Development Area), Located at NC 16 and Killian Rd., Stanley, NC, Rezone from (R-1) Single Family Limited Zoning District with Special Highway (SH) and Urban Standards (US) Overlays to the (CD/C-1) Conditional Light Commercial and (CD/RS-8) Conditional Single Family 8,000 Sqft. Zoning Districts with Special Highway (SH) and Urban Standards (US) Overlays Page 2

- 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:
 - Therefore, the map change request for Property parcels: portion of 202649, 226548, and 304413 (Residential and Commercial Development Area), is (hereby approved as conditioned {Exhibit A}, 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

Exhibit A Conditions of Approval REZ-23-01-06-00138

"To be attached upon approval"