



RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-04-19-00150 LINDA GERESSY (APPLICANT); PROPERTY PARCEL: 190582 (NEW 309981, 309982), LOCATED AT 4536 S NEW HOPE RD., GASTONIA, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS & (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS & (CH) CORRIDOR HIGHWAY OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on June 13, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 190582 (new 309981, 309982)
Applicant(s): Linda Geressy
Owner(s): Linda Geressy
Property Location: 4536 S New Hope Rd., Gastonia
Request: Rezone from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway 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 approval of the map change for parcel 190582 (new 309981, 309982), located at 4536 S New Hope Rd., Gastonia, NC, from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays on June 5, 2023 based on: staff recommendation; and that the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as this land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. Key issues for citizens in this area include: Road improvements and better connectivity to other areas of the County and throughout the region. Maintaining enhanced quality of life. This is designated as Suburban Development

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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:

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Motion: Vinson Second: Crane Vote: Unanimous
Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Vinson
Nay: None
Absent: Marcantel, Sadler
Abstain: None

- 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: 190582 (new 309981, 309982), 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.

ATTEST:

Donna S. Buff, Clerk to the Board