

RESOLUTION TITLE: ZONING MAP CHANGE: Z22-21 FEDERICO PINTO (APPLICANT);

PROPERTY PARCEL: 307281, LOCATED AT 164 CLARKS GAP, CROUSE, NC, REZONE FROM (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

August 23, 2022 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 307281

Federico Pinto Applicant(s):

Owner(s): Federico Pinto and Kevin Pinto Property Location: 164 Clarks Gap, Crouse, NC

Request: Rezone from (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: 307281, located at 164 Clarks Gap, Crouse, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on August 1, 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 proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will keep the subject parcel residential in nature as envisioned by the rural future land use designation for the lot. Rural areas are characterized as having residential homes on large lots that are setback from main roads. The proposed district will also allow for the preservation of open space as envisioned for the Rural Gaston Area of the County.

> Second: Brooks Motion: Houchard Vote: 5-1

Aye: Ally, Brooks, Harris, Houchard, Vinson

Nay: Horne

Absent: Hurst, Magee, Sadler

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: Z22-21 Federico Pinto (applicant); Property Parcel: 307281, located at 164 Clarks Gap, Crouse, NC, Rezone from (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: 307281, 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