

RESOLUTION TITLE:

ZONING MAP CHANGE: Z20-02 OAKWOOD HOMES OF SHELBY, CHRIS BLANDING (APPLICANT); PROPERTY PARCEL: 206220, LOCATED AT 264 UPPER STANLEY RD., STANLEY, 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 joint public hearing was held on January 28, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 206220

Applicant:

Oakwood Homes of Shelby, Chris Blanding

Owner(s): Property Location:

CMH Homes Inc. 264 Upper Stanley Rd.

Request:

Rezone Parcel 206220 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 parcel: 206220, located at 264 Upper Stanley Rd., Stanley, 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 January 28, 2020 based on: the public hearing comment, staff recommendation, the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural Community future land plan. A Rural Community area consists primarily of residential buildings built close together near the roadway. These areas have a neighborhood look and feel. The proposed rezoning from (R-1) to (R-2) with the (US) overlay will not change the character of the community in part because it is a rezoning to another residential zone, and there is abutting (R-2) zoned property. Therefore, the proposed rezoning is consistent with the future land use plan.

Motion: Vinson

Second: Hollar

Vote: 7-1

Aye: Attaway, Barber, Hurst, Harris, Hollar, Sain, Vinson

Nay: Horne

Absent: Ally, Houchard

Abstain: None

DO NOT TYPE BELOW THIS LINE

Zoning Map Change: Z20-02 Oakwood Homes of Shelby, Chris Blanding (Applicant); Property Parcel: 206220, Located at 264 Upper Stanley Rd., Stanley, 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 Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural Community future land plan. A Rural Community area consists primarily of residential buildings built close together near the roadway. These areas have a neighborhood look and feel. The proposed rezoning from (R-1) to (R-2) with the (US) overlay will not change the character of the community in part because it is a rezoning to another residential zone, and there is abutting (R-2) zoned property. Therefore, the proposed rezoning is consistent with the future land use plan.

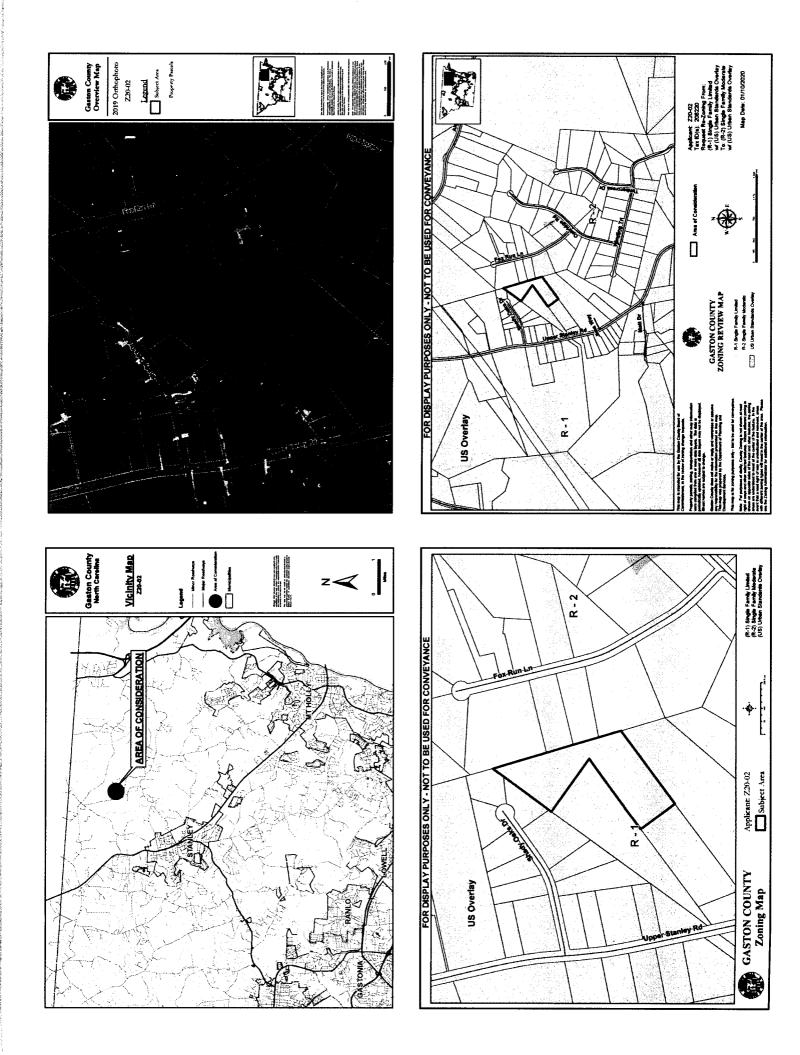
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 206220, is hereby approved, effective with the passage of this Resolution.

2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Tracy L. Philbeck, Chairman

Gaston County Board of Commissioners

Donna S. Buff, Clack to the Board





Gaston County

Gaston County Board of Commissioners www.gastongov.com

Planning Board Action

File #: 20-002

Commissioner Chad Brown - Planning & Development Services - Zoning Map Change: Z20-02 Oakwood Homes of Shelby, Chris Blanding (Applicant); Property Parcel: 206220, Located at 264 Upper Stanley Rd., Stanley, 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

STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Oakwood Homes of Shelby, Chris Blanding (Applicant); Rezone Parcel: 206220 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. A joint public hearing was advertised and held on January 28, 2020 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - Z20-02; Maps - Z20-02

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: NO. DATE **AFraley BHovis** TKeigher **CBrown JBrown** 2020-031 01/28/2020 TK CB Α Α Α Α **DISTRIBUTION: Laserfiche Users**