

RESOLUTION TITLE: ZONING MAP CHANGE: Z20-08 RANDALL BREEDLOVE (APPLICANT); PROPERTY PARCELS: 182723 AND 182722, LOCATED AT 108 & 110 LAKE ST., GASTONIA, 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 February 25, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	182723, 182722
Applicant:	Randall Breedlove
Owner(s):	DAZ Services LLC
Property Locations:	108 & 110 Lake St.
Request:	Rezone Parcels 182723 and 182722 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 parcels: 182723 and 182722, located at Lake St., Gastonia, 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 February 25, 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 Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. There are also many properties zoned (R-2) near the subject property.

Motion: Houchard	Second: Vinson	Vote: 7-1
Aye: Ally, Attaway, Hurst, Harr	is, Hollar, Houchard, Vinson	
Nay: Horne		
Absent: Sain		
Abstain: None		
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DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby	certify that	at the above	is a tru	e and	correc	t copy of a	ction
I, Donna S. Buff, Clerk to the County Commission, do hereby taken by the Board of Commissioners as follows:	1	Jour	67	S P	5	2.	

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Zoning Map Change: Z20-08 Randall Breedlove (Applicant); Property Parcels: 182723 and 182722, Located at 108 & 110 Lake St., Gastonia, 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:

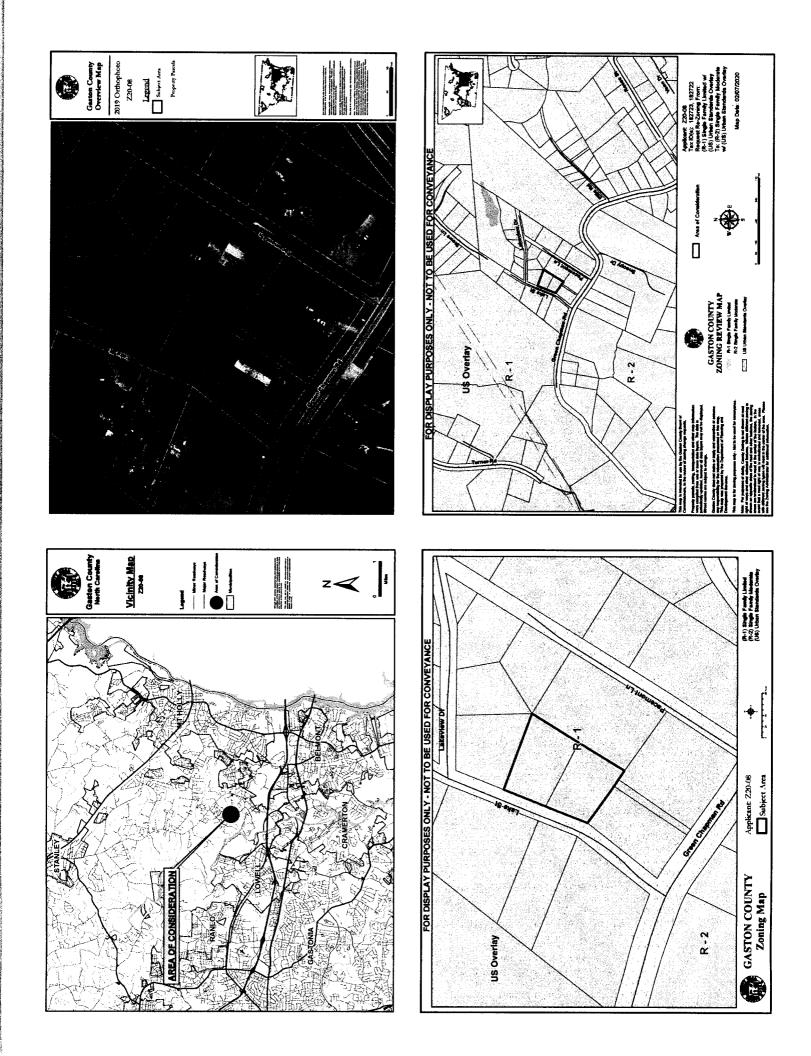
1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is consistent with the comprehensive plan because the proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. There are also many properties zoned (R-2) near the subject property.

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 parcels: 182723 and 182722, are 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 I hilbeck, Chairman Gaston County Board of Commissioners

Attest: the B





# **Gaston County**

Gaston County Board of Commissioners www.gastongov.com

Planning

**Board Action** 

#### File #: 20-067

Commissioner Worley - Planning & Development Services - Zoning Map Change: Z20-08 Randall Breedlove (Applicant); Property Parcels: 182723 and 182722, Located at 108 & 110 Lake St., Gastonia, 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. Randall Breedlove (Applicant); Rezone Parcels: 182723 and 182722 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 February 25, 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 - Z20-08; Maps - Z20-08

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	. Buff, Clerk t ne Board of C					iereby certi	fy that the	above is a true and correct copy of action
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