

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:

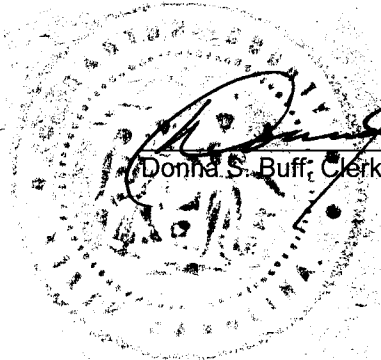
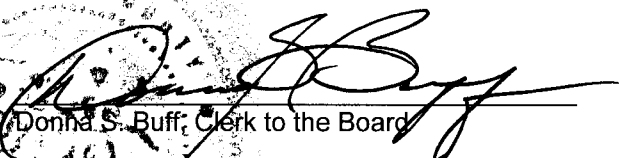
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is 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.

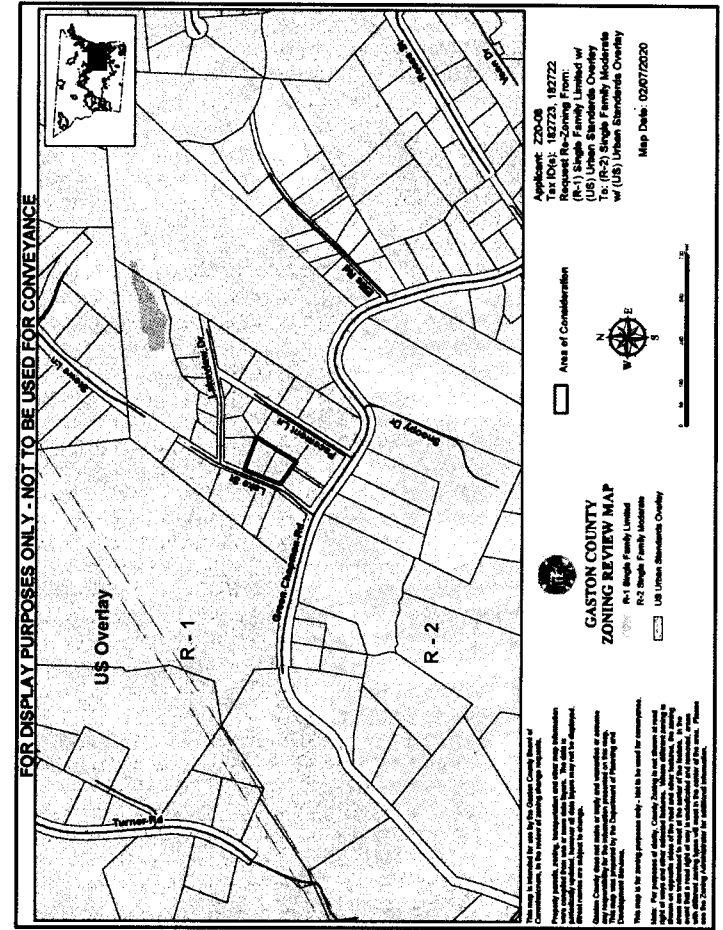
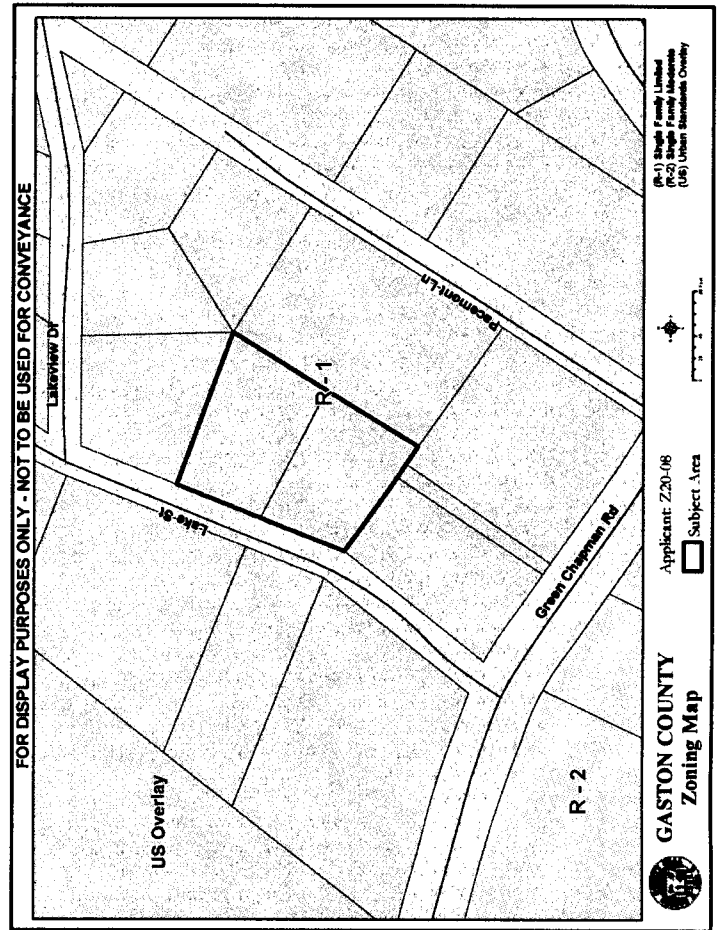
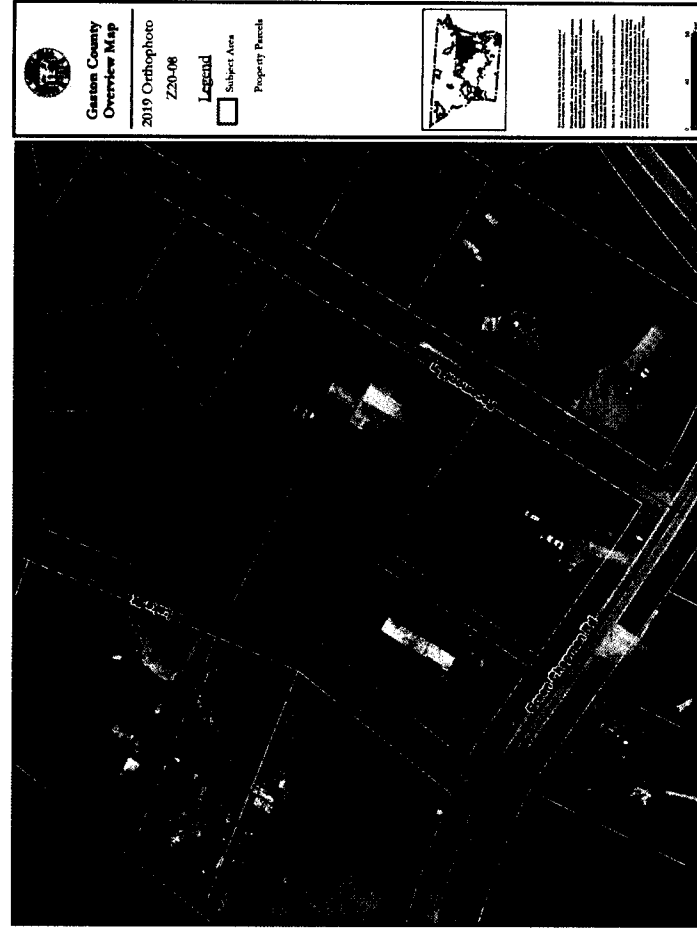
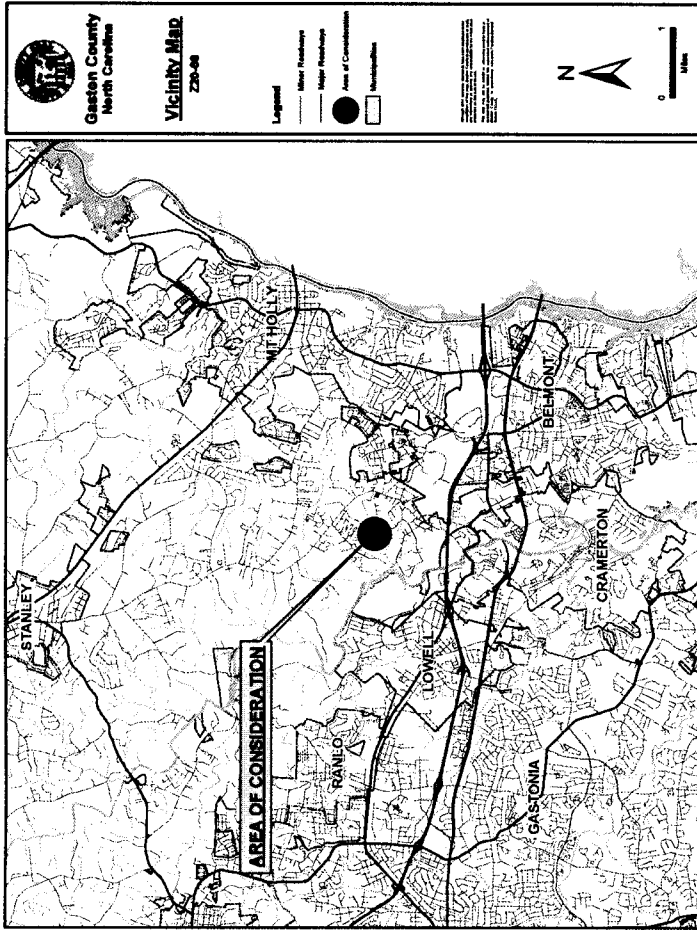
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 182723 and 182722, are hereby approved, effective with the passage of this Resolution.

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


Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:



Donna S. Buff, Clerk to the Board





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

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	M1	M2	CBrown	JBrown	AFraley	BHovis	TKeighen	TPhillbeck	RWorley	Vote
2020-064	02/25/2020	RW	BH	AB	A	AB	A	AB	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS