

RESOLUTION TITLE: ZONING MAP CHANGE: Z21-08 GARREN LEE BEAM

(APPLICANT); PROPERTY PARCEL: 304255 (PART OF), LOCATED AT 456 ROBERT RD., CHERRYVILLE, NC, REZONE FROM THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT TO

THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT

WHEREAS,

a County Zoning ordinance was adopted on April 24, 2008 and a public hearing was held on March 23, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 304255 (part of)
Applicant: Garren Lee Beam
Owner(s): Garren Lee Beam
Property Location: 456 Robert Rd.

Request: Rezone Parcel 304255 (part of) from the (I-2) General Industrial

Zoning District to the (R-1) Single Family Limited 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: 304255 (part of), located at 456 Robert Rd., Cherryville, NC, from the (I-2) General Industrial Zoning District to the (R-1) Single Family Limited Zoning District on March 8, 2021 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 rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (I-2) to (R-1) will make the subject parcel residential in nature, which is consistent with the Rural designation and is in harmony with other residential district within the immediate area.

Motion: Horne Second: Fallon Vote: Unanimous

Aye: Ally, Fallon, Harris, Hollar, Horne, Houchard, Hurst, Vinson

Nay:

Absent: Brooks, Sain

Abstain:

Zoning Map Change: Z21-08 Garren Lee Beam (Applicant); Property Parcel: 304255 (part of), Located at 456 Robert Rd., Cherryville, NC, Rezone from the (I-2) General Industrial Zoning District to the (R-1) Single Family Limited Zoning District 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) 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. Property parcel: 304255 (part of), 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.

Tara Kajahar Chajanan
Tom Keigher, Chairman
Gaston County Board of Commissioners
Attest:
Allost.
Donna S. Buff, Clerk to the Board
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SEAL