

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-09-05-00162 LINDA D.

PENNINGTON-HARDIN (APPLICANT); PROPERTY PARCEL: 310659, LOCATED OFF TOT DELLINGER RD, CHERRYVILLE, 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 November 28, 2023, by the County Commission, to take citizen comment into a map

change application, as follows:

Tax Parcel Number(s): 310659

Applicant(s): Linda D. Pennington-Hardin Owner(s): Linda D. Pennington-Hardin

Property Location: Tot Dellinger Road

Request: Rezone from (R-1) Single Family Limited Zoning District to (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 310659, located off Tot Dellinger Road, Cherryville, NC, from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District on November 6, 2023, 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. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.

Motion: Crane Second: Vinson Vote: 6-0

Aye: Crane, Horne, Houchard, Hurst, Sadler, Vinson

Nay: None

Absent: Brooks, Harris, Magee, Marcantel

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: REZ-23-09-05-00162 Linda D. Pennington-Hardin (Applicant); Property Parcel: 310659, Located Off Tot Dellinger Rd., Cherryville, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District Page 2

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners, 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: 310659, 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