

GASTON COUNTY REZONING APPLICATION REZ-23-02-16-00140
STAFF REPORT

APPLICATION SUMMARY	
Request:	
To accept parcel IDs 158034, 158037, 158038, 158072, and 307416 from Cherryville's ETJ area and place the (R-1) zoning district on all the parcels.	
Applicant(s):	Property Owner(s):
Gaston County Planning Board	PID 158034: George Bennett Allen PID 158037: Andrew Green / Madison Leigh Freeman PID 158038 and 158072: Jeffrey Lee Freeman Jr. / Kelly Brazell Freeman PID 307416: Gaston Land Company
Parcel Identification (PID):	Property Location:
158034, 158037, 158038, 158072, and 307416	Near the intersection of Hephzibah Church Rd. and Anthony Grove Rd.
Total Property Acreage:	Acreage for Map Change:
137.15 acres	137.15 acres
Current Zoning:	Proposed Zoning:
General Manufacturing and Commercial and R-40 (Cherryville Zoning)	(R-1) Single Family Limited (Gaston County Zoning)

STAFF SUMMARY
Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning
<p>The City of Cherryville received a request for ETJ relinquishment on December 9, 2022. Their Planning Board reviewed and recommended action to be taken on January 16, 2023. Cherryville's Planning Board unanimously recommended approval of the relinquishment to Cherryville City Council.</p> <p>Cherryville City Council met on May 8, 2023, and unanimously agreed to relinquish the subject parcels from their ETJ area. A letter from the City of Cherryville Planning Director confirming the relinquishment has been included with this report. General Statute states that when a city relinquishes jurisdiction over an area to the County, the city development regulations and powers of enforcement remain in effect until the county adopts such development regulation or a period of 60 days has elapsed following the action by which the city relinquished jurisdiction, whichever is sooner. The 60-day deadline for these parcels was July 7, 2023. If approved, this request would place the (R-1) zoning district on the parcels. (R-1) is the county's most similar zoning district to Cherryville's R-40 zoning district. It is also the most restrictive zoning district.</p> <p>Staff presented this request to the Planning Board back in March. When Cherryville's City Council voted to continue the case in March, staff removed the request from the Board of Commissioners' March meeting agenda.</p>
PLANNING BOARD MEETING DATE
March 6, 2023
The planning board unanimously recommended approval of this request at their March meeting.

Attachments: Resolution, Staff Report, Maps