

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-02-16-00140 GASTON COUNTY

PLANNING BOARD (APPLICANT); PROPERTY PARCELS: 158034, 158037, 158038, 158072, AND 307416, LOCATED NEAR THE INTERSECTION OF HEPHZIBAH CHURCH RD. AND ANTHONY GROVE RD. CHERRYVILLE, NC, TO ACCEPT THE PARCELS FROM CHERRYVILLE'S ETJ AND TO PLACE THE (R-1) SINGLE

**FAMILY LIMITED ZONING DISTRICT ON THE PARCELS** 

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on

July 27, 2023 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 158034, 158037, 158038, 158072, and 307416

Applicant(s): Gaston County Planning Board

Owner(s): George Bennett Allen, Andrew Green, Madison Leigh Freeman,

Jeffrey Lee Freeman Jr., Kelly Brazwell Freeman, and Gaston Land

Company

Property Location: Intersection of Hephzibah Church Rd. and Anthony Grove Rd. in

Cherryville

Request: To Accept Parcel IDs 158034, 158037, 158038, 158072, and 307416

from Cherryville's ETJ and to place the (R-1) Single Family Limited

Zoning District on the Parcels.

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

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WHEREAS, the Planning Board recommended approval of the map change at its meeting on March 6, 2023, for parcel IDs: 158034, 158037, 158038, 158072, and 307416, located near the Intersection of Hephzibah Church Rd. and Anthony Grove Rd., Cherryville, NC, from Cherryville's relinquished ETJ and to place the (R-1) Single Family Limited Zoning District on the parcels based on: staff recommendation; the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan; is in accordance with NCGS 160D-202, which regulates extraterritorial jurisdiction; and is in line with the future land use and goals and vision for the area as outlined in the County's Comprehensive Land Use Plan, as it will keep the parcels residential in nature as envisioned by the rural future land use designation. Rural areas are characterized as having plenty of open space, farmstead housing, and agribusiness.

Motion: Sadler Second: Hurst Vote: Unanimous

Aye: Brooks, Harris, Horne, Hurst, Magee, Sadler

Nay: None

Absent: Crane, Houchard, Vinson

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-23-02-16-00140 Gaston County Planning Board (Applicant); Property Parcels: 158034, 158037, 158038, 158072, and 307416, Located near the Intersection of Hephzibah Church Rd. and Anthony Grove Rd. Cherryville, NC, To Accept the Parcels from Cherryville's ETJ and to Place the (R-1) Single Family Limited Zoning District on the Parcels 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 parcels: 158034, 158037, 158038, 158072, and 307416 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 Con	nmissioners
ATTEST:	
Donna S. Buff, Clerk to the B	oard