



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-01 JESSICA BLACK & JOSEPH DAYNE SNEED (APPLICANTS); PROPERTY PARCELS: 157267 AND 157266, LOCATED AT 919 TOT DELLINGER RD., CHERRYVILLE, NC, REZONE FROM THE (I-2) GENERAL INDUSTRIAL 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 January 25, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 157267, 157266
Applicant(s): Jessica Black & Joseph Dayne Sneed
Owner(s): Jessica Black & Joseph Dayne Sneed
Property Location: 919 Tot Dellinger Rd.
Request: Rezone Parcels 157267 and 157266 from the (I-2) General Industrial Zoning District to the (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 parcels: 157267 and 157266, located at 919 Tot Dellinger Rd., Cherryville, NC, from the (I-2) General Industrial Zoning District to the (R-2) Single Family Moderate Zoning District on January 10, 2022 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. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (I-2) to (R-2) will make the subject parcel residential in nature, which is consistent with the Rural designation and is in harmony with uses within the immediate vicinity.

Motion: Vinson Second: Houchard Vote: Unanimous
Ayes: Ally, Harris, Houchard, Sadler, Vinson
Nay: None
Absent: Brooks, Fallon, Horne, Hurst
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: Z22-01 Jessica Black & Joseph Dayne Sneed (Applicants); Property Parcels: 157267 and 157266, Located at 919 Tot Dellinger Rd., Cherryville, NC, Rezone from the (I-2) General Industrial Zoning District to the (R-2) Single Family Moderate Zoning District
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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 parcels: 157267 and 157266, is hereby (**approved**) or (**disapproved**), effective with the passage of this Resolution.
- 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