



RESOLUTION TITLE: ZONING MAP CHANGE: Z20-15 HAROLD S. & DANA L. PHIPPS (APPLICANTS); PROPERTY PARCEL: 212797, LOCATED AT 119 OLD FALLSTON RD., CHERRYVILLE, NC, REZONE FROM THE (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 joint public hearing was held on September 22, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 212797
Applicant(s): Harold S. & Dana L. Phipps
Owner(s): Harold S. & Dana L. Phipps
Property Location: 119 Old Fallston Rd.
Request: Rezone Parcel 212797 from the (R-1) Single Family Limited 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 parcel: 212797, located at 119 Old Fallston Rd., Cherryville, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on September 22, 2020 based on: the public hearing comment and staff recommendation; the request is reasonable and in the public interest and 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 (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.

Motion: Hurst Second: Harris Vote: Unanimous
Aye: Ally, Attaway, Hurst, Harris, Hollar, Horne, Vinson
Nay: None
Absent: Brooks, Houchard, Sain
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:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	JPhillips	RWiley	Vote
2020-256	09/22/2020	RW	CB	A	A	A	A	A	A	A	U

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Zoning Map Change: Z20-15 Harold S. & Dana L. Phipps (Applicants); Property Parcel: 212797, Located at 119 Old Fallston Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited 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 with the County's approved 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 (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.



The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 212797, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

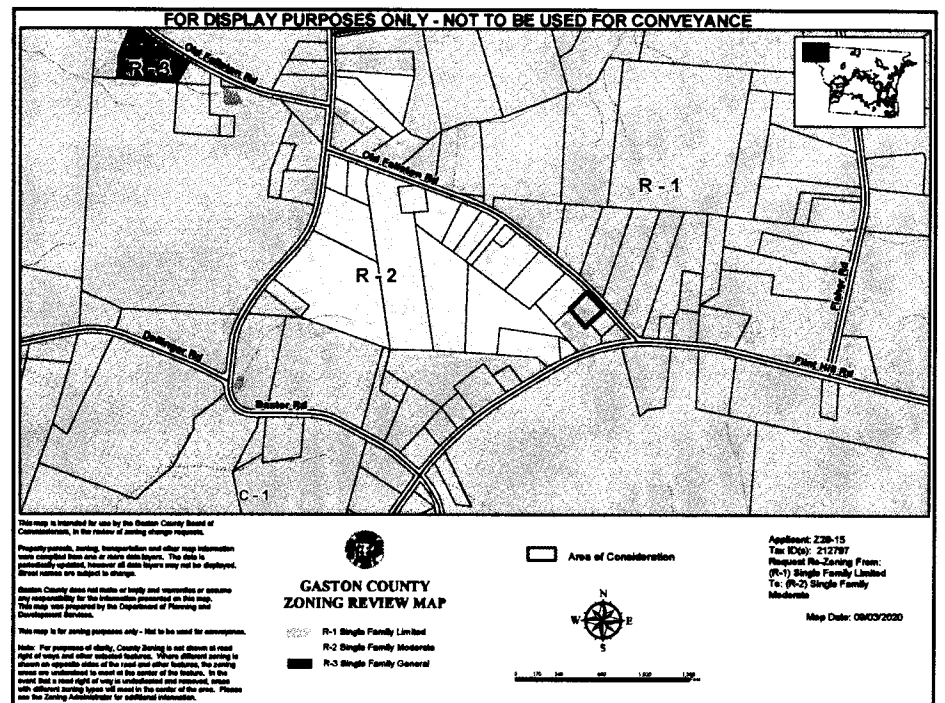
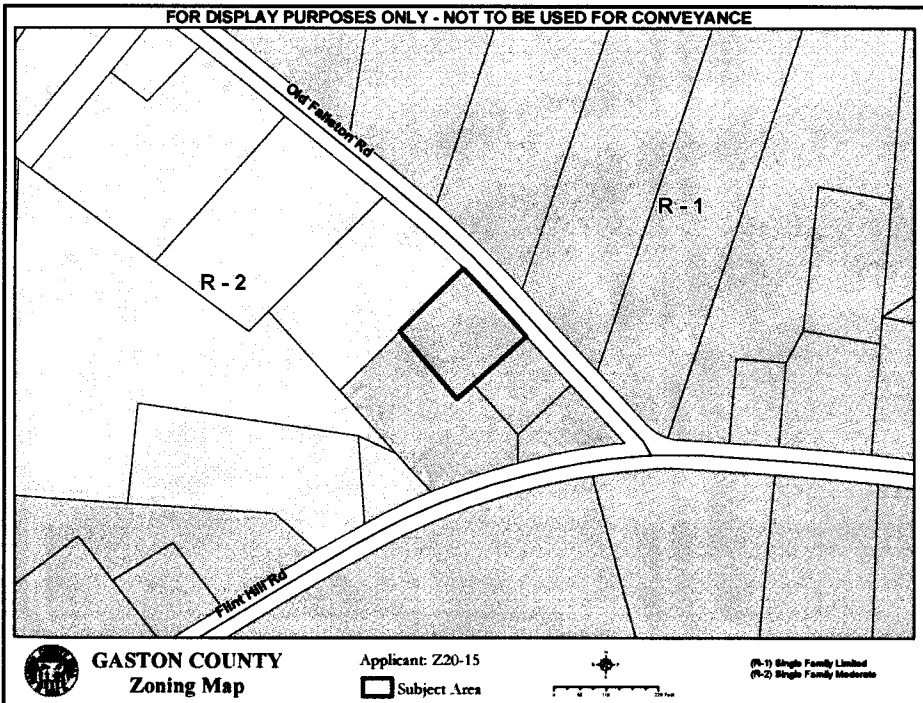
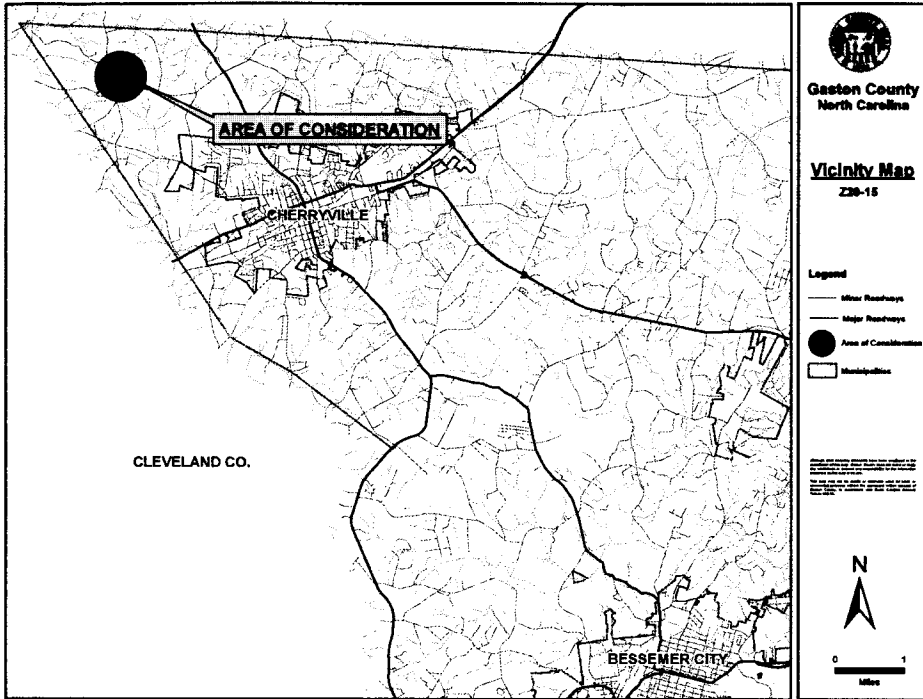


Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:



Donna S. Buff, Clerk to the Board





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 20-436

Commissioner Fraley - Building and Development Services - Zoning Map Change: Z20-15 Harold S. & Dana L. Phipps (Applicants); Property Parcel: 212797, Located at 119 Old Fallston Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Brian Sciba - Director - 704-866-3970

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Harold S. & Dana L. Phipps (Applicants); Rezone Parcel: 212797 from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District. A joint public hearing was advertised and held on September 22, 2020 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - Z20-15; Maps - Z20-15

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2020-256	09/22/2020	RW	CB	A	A	A	A	A	A	A	U

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