

RESOLUTION TITLE: ZONING MAP CHANGE: Z22-15 G. SCOTT HOMESLEY & ROBIN H. HOMESLEY (APPLICANTS); PROPERTY PARCEL: 161927 (PORTION OF), LOCATED AT 820 MARYS GROVE RD., CHERRYVILLE, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED, (R-2) SINGLE FAMILY MODERATE, (C-1) LIGHT COMMERCIAL, AND (I-3) EXCLUSIVE INDUSTRIAL ZONING DISTRICTS TO THE (R-1) SINGLE FAMILY LIMITED, (R-2) SINGLE FAMILY MODERATE, AND (C-1) LIGHT COMMERCIAL ZONING DISTRICTS (THUS REMOVING THE I-3 DISTRICT AND REPLACING WITH THE R-1 DISTRICT)

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held on

June 28, 2022 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 161927 (portion of)

Applicant(s):

G. Scott Homesley & Robin H. Homesley
Owner(s):

G. Scott Homesley & Robin H. Homesley

Property Location: 820 Marys Grove Rd.

Reguest: Rezone Parcel 161927 (portion of) from the (R-1) Single Family

Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (thus removing the I-3 district and replacing with the

R-1 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: 161927 (portion of), located at 820 Marys Grove Rd., Cherryville, NC, from the (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (thus removing the I-3 district and replacing with the R-1 district), on June 6, 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. The area consists of significant single-family residential homes, with substantial areas of vacant tracts. The use, going from (R-1)(R-2)(C-1)(I-3) to (R-1)(R-2)(C-1) will make the subject parcel residential and commercial in nature, which is consistent with the Rural designation. Removing the Industrial Zoning District would be in harmony with uses within the immediate vicinity.

Motion: Sadler Second: Brooks Vote: Unanimous

Ayes: Brooks, Harris, Horne, Houchard, Hurst, Sadler, Vinson

Nay: None

Absent: Ally, Magee 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: Z22-15 G. Scott Homesley & Robin H. Homesley (Applicants); Property Parcel: 161927 (portion of), Located at 820 Marys Grove Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (Thus Removing the I-3 Zoning District and Replacing with the R-1 Zoning District)

NOW, THEREFORE, BE IT RESOLVED by the County Commission, 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: 161927, 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