



**RESOLUTION TITLE: ZONING MAP CHANGE: Z17-10, RICHARD WELCH (APPLICANT):
PROPERTY PARCEL: 169762, LOCATED AT 827 DALLAS SPENCER MTN. ROAD, DALLAS, NC,
REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH THE (US) URBAN
STANDARDS OVERLAY DISTRICT TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH
THE (US) OVERLAY DISTRICT**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on October 24, 2017 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	169762
Applicant:	Richard Welch
Owner (s):	Andrew M. Jenkins and Others
Property Location:	827 Dallas Spencer Mtn. Road, Dallas, NC
Request:	To Rezone Parcel 169762 from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial Zoning District with the (US) Urban Standards Overlay 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**) or (**not approval**) of the map change for parcel 169762, located at 827 Dallas Spencer Mtn. Road, Dallas, NC, from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial Zoning District with the (US) Urban Standards Overlay District on October 24, 2017 based on: the public hearing comment, staff recommendation, and the request is in (**accordance with**) or (**not in accordance with**) the County's Comprehensive Plan.

Motion:	Second:	Vote:
Aye:		
Nay:		
Absent:		
Abstain:		

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: Z17-10, Richard Welch (Applicant): Property Parcel: 169762, Located at 827 Dallas Spencer Mtn. Road, Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial Zoning District with the (US) Overlay 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 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 parcel 169762, be **(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.