



Zoning Map Change: Z20-10 Tamara LaSonya Harrison (Applicant); Property Parcel: 171392, Located at 841 Lower Dallas Hwy., Dallas, NC, Rezone from the (I-2) General Industrial Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay  
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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 Suburban Development future land use plan with a (US) Urban Standards Overlay. Suburban Development allows for residential development and commercial development to support the nearby residential uses. The use, going from (I-2) to (C-1) will make the subject parcel primarily commercial in nature, which is consistent with the Suburban Development designation and is in harmony with the uses of the surrounding neighborhood. The (US) Overlay will also help foster higher quality development for the parcel.

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: 171392, 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.



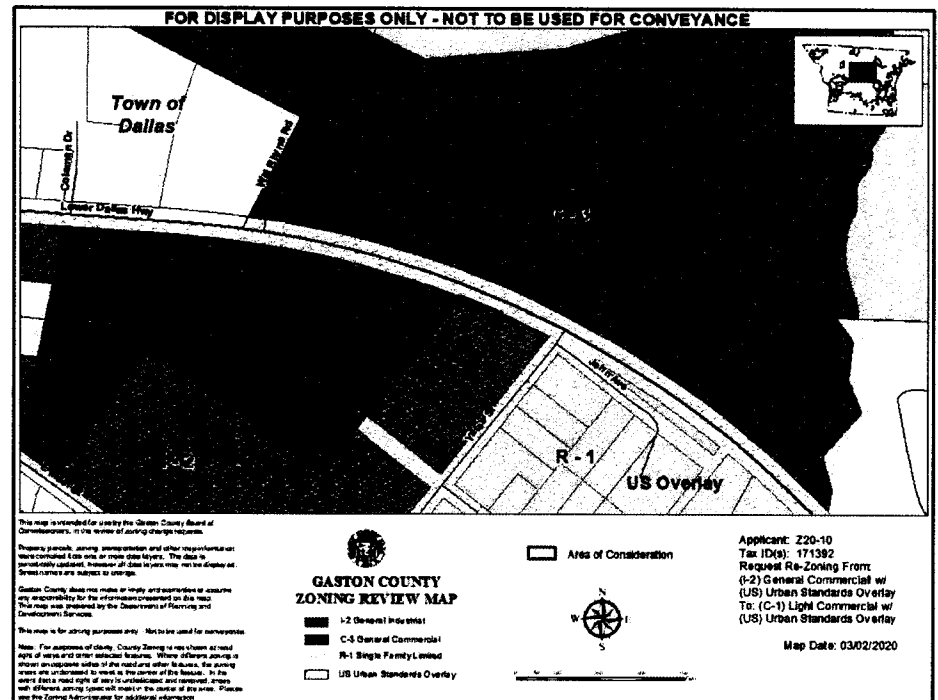
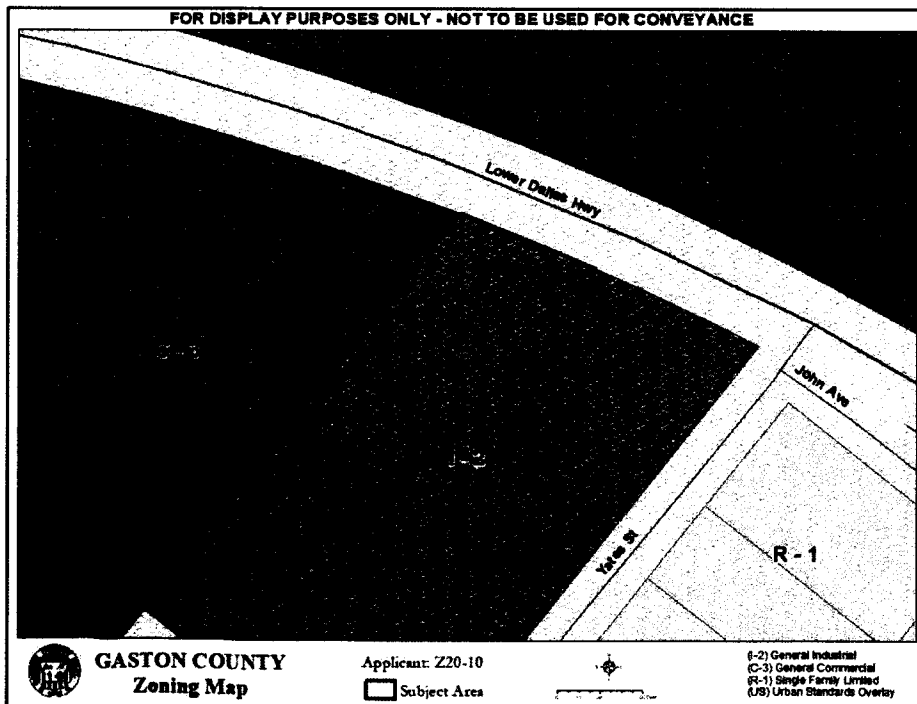
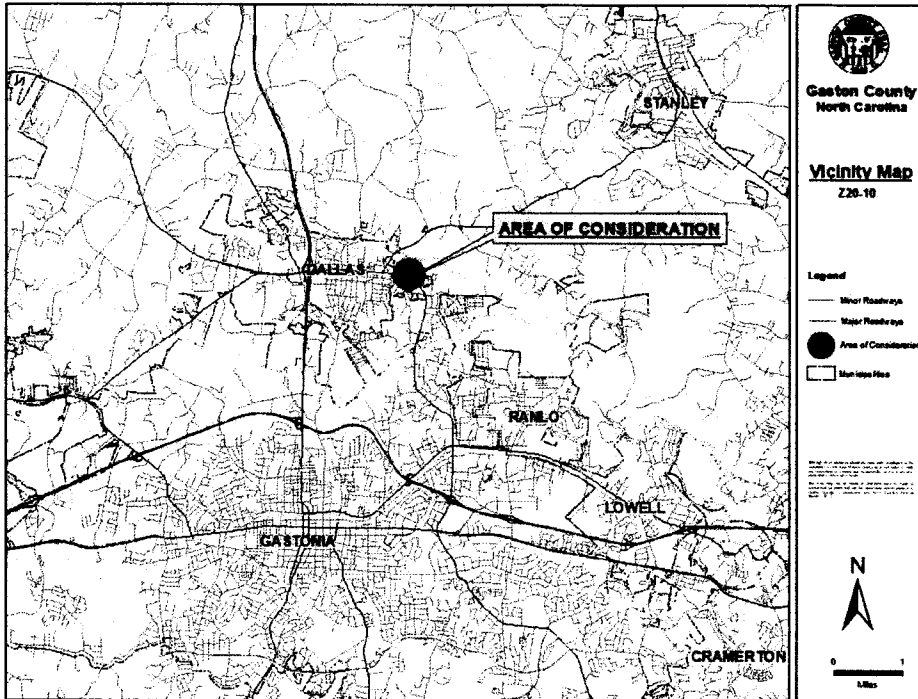
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Tracy L. Philbeck, Chairman  
Gaston County Board of Commissioners

Attest:



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Donna S. Buff, Clerk to the Board

Donna S. Buff, Clerk to the Board





# Gaston County

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## Planning Board Action

File #: 20-124

Commissioner Philbeck - Planning & Development Services - Zoning Map Change: Z20-10 Tamara LaSonya Harrison (Applicant); Property Parcel: 171392, Located at 841 Lower Dallas Hwy., Dallas, NC, Rezone from the (I-2) General Industrial Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay

### STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

### 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. Tamara LaSonya Harrison (Applicant); Rezone Parcel: 171392 from the (I-2) General Industrial Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay. A joint public hearing was advertised and held on June 23, 2020 with the 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 - Z20-10; Maps - Z20-10

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	AFrale	BHovis	TKelgher	TPhillbeck	RWorley	Vote
2020-170	06/23/2020	TK	AF	A	A	A	A	A	A	A	U

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