

RESOLUTION TITLE: 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

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on June 23, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 171392

Applicant:

Tamara LaSonya Harrison

Owner(s):
Property Location:

Tamara LaSonya Harrison 841 Lower Dallas Hwy.

Request:

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

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: 171392, located at 841 Lower Dallas Hwy., Dallas, NC, 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 on June 23, 2020 based on: 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 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.

Motion: Vinson

Second: Harris

Vote: Unanimous

Aye: Attaway, Brooks, Hurst, Harris, Horne, Houchard, Sain, Vinson

Nay: None

Absent: Ally, Hollar Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above taken by the Board of Commissioners as follows:								above is a t	rue and correct dopy of action
NO.	DATE	M1	M 2	CBrown	JBrown	AFrale	BHovis	Kelgher •	TPffffireck RWorley Vote
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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 Page 2

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.

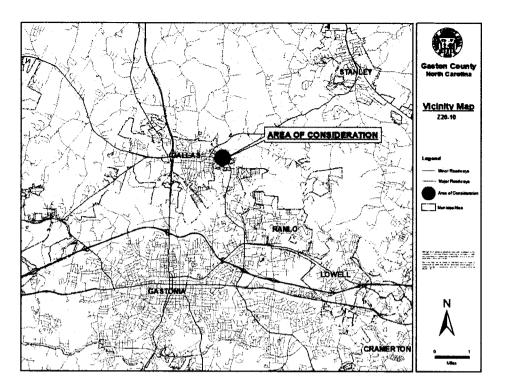
2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

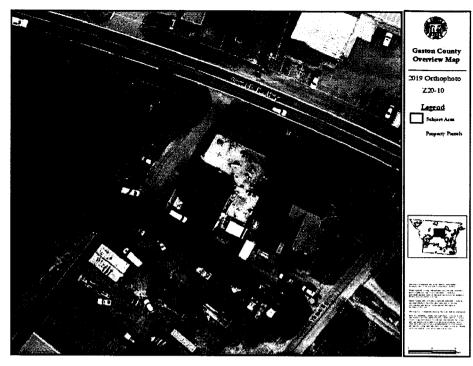
Tracy L. Philbeck, Chairman

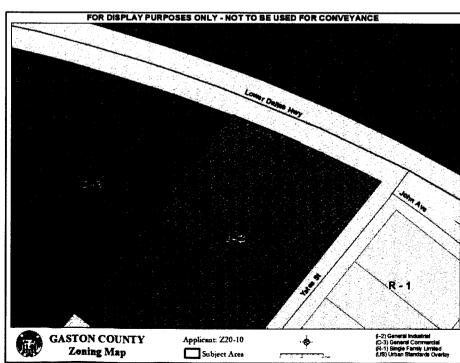
Gaston County Board of Commissioners

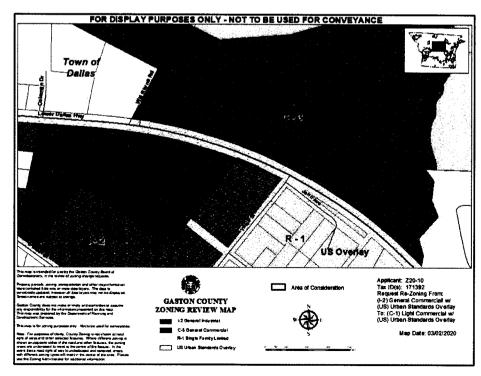
Attest:

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Gaston County

Gaston County
Board of Commissioners
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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

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 TKeigher TPhillipck RWorley Vote

2020-170 06/23/2020 TK AF A A A A A A A A A A A DISTRIBUTION:

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