



RESOLUTION TITLE: ZONING MAP CHANGE: Z17-01 JAMES R. STROUPE (APPLICANT); PROPERTY PARCEL 212710, LOCATED AT 3201 PUETTS CHAPEL ROAD, DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO (C-1) LIGHT COMMERCIAL ZONING DISTRICT

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on February 14, 2017 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number: 212710
Applicant: James R. Stroupe
Owner (s): James R. Stroupe
Property Location: 3201 Puetts Chapel Road, Dallas, NC 28034
Request: To Rezone Parcel 212710 from the (R-1) Single Family Limited Zoning District to (C-1) Light Commercial 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 212710, located at 3201 Puetts Chapel Road, Dallas, NC, from the (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District on February 14, 2017, based on: public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Cloninger Second: Delaney Vote: Unanimous
Aye: Attaway, Cloninger, Coyle, Delaney, Hollar, Hurlocker, Vinson
Nay: None
Absent: Barber, Houchard, Stevens
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 | Brown | Fraleigh | Grant | Hovis | Kelgher | Philbeck | Worley | Vote |
|----------|------------|----|----|-------|----------|-------|-------|---------|----------|--------|------|
| 2017-046 | 02/14/2017 | TP | AF | A | A | A | A | AB | A | A | U |

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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 Plan and 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 212710, be approved, effective with the passage of this resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Gaston County

Gaston County
Board of Commissioners
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Planning Board Action

File #: 17-019

Commissioner Grant - Planning/Zoning - Zoning Map Change: Z17-01 James R. Stroupe (Applicant); Property Parcel 212710, Located at 3201 Puetts Chapel Road, Dallas, NC, Rezone from (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District

STAFF CONTACT:

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

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

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. James R. Stroupe (Applicant); to rezone Parcel Number 212710 from the (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District.

A joint public hearing was advertised and held on February 14, 2017 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.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution Z17-01 and Maps Z17-01

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 | Brown | Fraley | Grant | Hovis | Kelgher | Phillbeck | Warley | Vote |
|----------|------------|----|----|-------|--------|-------|-------|---------|-----------|--------|------|
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