

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-03-02-00144, GINNA G.

FARRIS (APPLICANT); PROPERTY PARCEL: 165781, LOCATED AT 3934 PUETTS CHAPEL RD, DALLAS, NC, REZONE FROM THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT TO THE (C-1) LIGHT COMMERCIAL

ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held

on April 25, 2023 by the County Commission, to take citizen comment into a map change

application, as follows:

Tax Parcel Number(s): 165781

Applicant(s): Ginna G. Farris

Owner(s): Just Chillin Holdings, LLC
Property Location: 3934 Puetts Chapel Rd., Dallas

Reguest: Rezone from (R-2) Single Family Moderate Zoning District to the

(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 did not recommend approval or disapproval of the map change for

parcel ID 165781, located at 3934 Puetts Chapel Rd., Dallas, NC, from (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District on April 3, 2023 based

on: the motion failed to carry due to a tied vote.

Motion: Marcantel Second: Houchard Vote: 4 to 4

Aye: Houchard, Hurst, Marcantel, and Vinson

Nay: Crane, Harris, Horne, and Magee

Absent: Brooks, Sadler

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: REZ-23-03-02-00144, Ginna G. Farris (Applicant); Property Parcel: 165781, Located at 3934 Puetts Chapel Rd, Dallas, NC, Rezone from the (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District Page 2

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners, 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: compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 165781, 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