

TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-24-10-30-00198,

JONATHAN WILEY (APPLICANT); PROPERTY PARCEL: 166759, LOCATED AT 2235 PHILADELPHIA CHURCH RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE CD/(R-2) SINGLE

FAMILY MODERATE CONDITIONAL ZONING DISTRICT

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

on December 10, 2024 by the County Commission, to take citizen comments into a map

change application, as follows:

Tax Parcel Number(s): 166759

Applicant(s): Jonathan Wiley

Owner(s): Victory Hill Baptist Church

Property Location: 2235 Philadelphia Church Rd., Dallas

Request: Rezone from the (R-1) Single Family Limited Zoning District to the

CD/(R-2) Single Family Moderate Conditional 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 request, as conditioned, for parcel 166759, located at 2235 Philadelphia Church Rd., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the CD/(R-2) Single Family Moderate Conditional Zoning District on November 20, 2024, based on: staff recommendation; as they felt it was a reasonable request and in the public interest and consistent with the goals of the Comprehensive Land Use Plan as it will keep the subject parcel as is and any future expansions/additions will maintain the look and feel of the area.

Motion: Sadler Second: Brooks Vote: Unanimous Aye: Brooks, Crane, Harris, Harvey, Horne, Hurst, Magee, Marcantel, Sadler, Williams

Nay: None Absent: None 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: Conditional District REZ-24-10-30-00198, Jonathan Wiley (Applicant); Property Parcel: 166759, Located at 2235 Philadelphia Church Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the CD/(R-2) Single Family Moderate Conditional Zoning District Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED 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:

- 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: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 166759, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the CD/(R-2) Single Family Moderate Conditional Zoning District.
- 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	

Exhibit A Conditions of Approval REZ-24-10-30-00198

"To be attached upon approval"