



RESOLUTION TITLE: ZONING MAP CHANGE: Z17-08, CHUCK COFFEY (APPLICANT): PROPERTY PARCELS 170048, 131798 (PORTION OF) AND 207679 (PORTION OF), LOCATED AT 114 EASON ROAD, DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY DISTRICT TO THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY DISTRICT

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

Tax Parcel Number(s): 170048, 131798 (portion of) and 207679 (portion of)
Applicant: Chuck Coffey
Owner (s): Gastonia Associates LLC c/o Hays Fluid Controls and CDS Partners LLC.
Property Location: 114 Eason Road, Dallas, NC 28034
Request: To Rezone Parcel(s): 170048, 131798 (portion of) and 207679 (portion of), from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to (I-2) General Industrial Zoning District with the (US) Urban Standards Overlay 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(s): 170048, 131798 (portion of) and 207679 (portion of), located at 114 Eason Road, Dallas, NC, from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to (I-2) General Industrial Zoning District with the (US) Urban Standards Overlay District on October 24, 2017 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Stevens Second: Houchard Vote: Unanimous
Ayes: Attaway, Hollar, Houchard, Stevens, Vinson and Harris
Nay: None
Absent: Cloninger, Delaney, Coyle and Barber
Abstain: None

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	Keigher	Philbeck	Worley	Vote
2017-259	10/24/2017	TP	TK	A	A	A	A	A	A	A	U

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Zoning Map Change: Z17-08, Chuck Coffey (Applicant): Property Parcels 170048, 131798 (portion of) and 207679 (portion of), Located at 114 Eason Road, Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (I-2) General Industrial Zoning District with the (US) Urban Standards Overlay District
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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. The subject property is adjacent to, and is compatible with the surrounding area that is already zoned Industrial (I-2). The Commission considers this action to be reasonable and in the public interest, based on the Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel(s): 170048, 131798 (portion of) and 207679 (portion of), to 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.

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

GASTON COUNTY
Zoning Map

"Applicant: Z17-08"

Subject Area

Dallas

Town of Dallas

US Overlay R-1

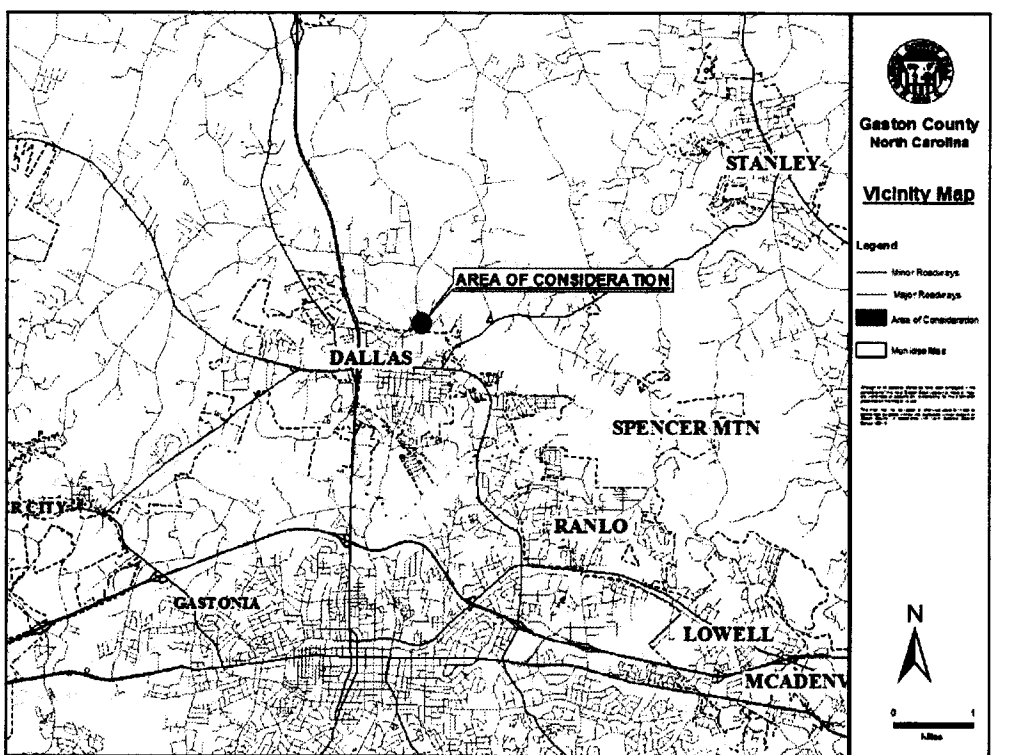
Philosophy's Church Rd

E Fields St

W Fields St

Legend:
 R-1 Single Family Limited
 C-3 General Commercial
 I-2 Light Industrial
 US Urban Standards Overlay

Scale: 0 to 1/4 mile





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 17-339

Commissioner Philbeck - Planning/Zoning - Zoning Map Change: Z17-08, Chuck Coffey (Applicant); Property Parcel(s) 170048, 131798 (portion of) and 207679 (portion of), Located at 114 Eason Road, Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (I-2) General Industrial Zoning District with the (US) Urban Standards Overlay District

STAFF CONTACT

David L. Williams - Director of Planning - 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. Chuck Coffey (Applicant), to rezone Parcels 170048, 131798 (portion of) and 207679 (portion of) from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (I-2) General Industrial Zoning District with the (US) Urban Standards Overlay District. A joint public hearing was advertised and held on October 24, 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 - Z17-08; Maps - Z17-08

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	Philbeck	Proctor	Vote
2017-259	10/24/2017	TP	TK	A	A	A	A	A	A	A	U

DISTRIBUTION:

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS