



RESOLUTION TITLE: ZONING MAP CHANGE: Z20-13 GARY DEWAYNE BRIGGS (APPLICANT); PROPERTY PARCEL: 222327, LOCATED AT 660 DALLAS BESSEMER CITY HWY., DALLAS, NC, REZONE FROM THE (R-3) SINGLE FAMILY GENERAL 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 August 25, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 222327
Applicant: Gary Dewayne Briggs
Owner(s): Gary Dewayne Briggs
Property Location: 660 Dallas Bessemer City Hwy.
Request: Rezone Parcel 222327 from the (R-3) Single Family General 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: 222327, located at 660 Dallas Bessemer City Hwy., Dallas, NC, from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay on August 25, 2020 based on: the public hearing comment, staff recommendation, and 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 Rural future land use plan with a (US) Urban Standards Overlay. Rural areas allow for residential homes located no large lots with opportunities for agribusiness ventures. The use, going from (R-3) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses, which is consistent with the Rural designation and is in harmony with other commercial uses within the immediate vicinity. The (US) Overlay will also help foster higher quality development for the parcel.

Motion: Houchard Second: Hollar Vote: Unanimous
Aye: Ally, Attaway, Brooks, Hurst, Harris, Hollar, Horne, Houchard, Vinson
Nay: None
Absent: Sain
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	CBrown	JBrown	AFraley	BHovis	TKelgher	TPhilbeck	RWorley	Vote
2020-234	08/25/2020	JB	TK	A	A	A	A	A	A	A	U

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

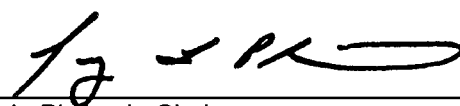
Zoning Map Change: Z20-13 Gary Dewayne Briggs (Applicant); Property Parcel: 222327, Located at 660 Dallas Bessemer City Hwy., Dallas, NC, Rezone from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay
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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 Land Use Plan. The proposed rezoning is in the Rural future land use plan with a (US) Urban Standards Overlay. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-3) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses, which is consistent with the Rural designation and is in harmony with other commercial uses within the immediate vicinity. 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: 222327, is hereby approved, effective with the passage of this Resolution.

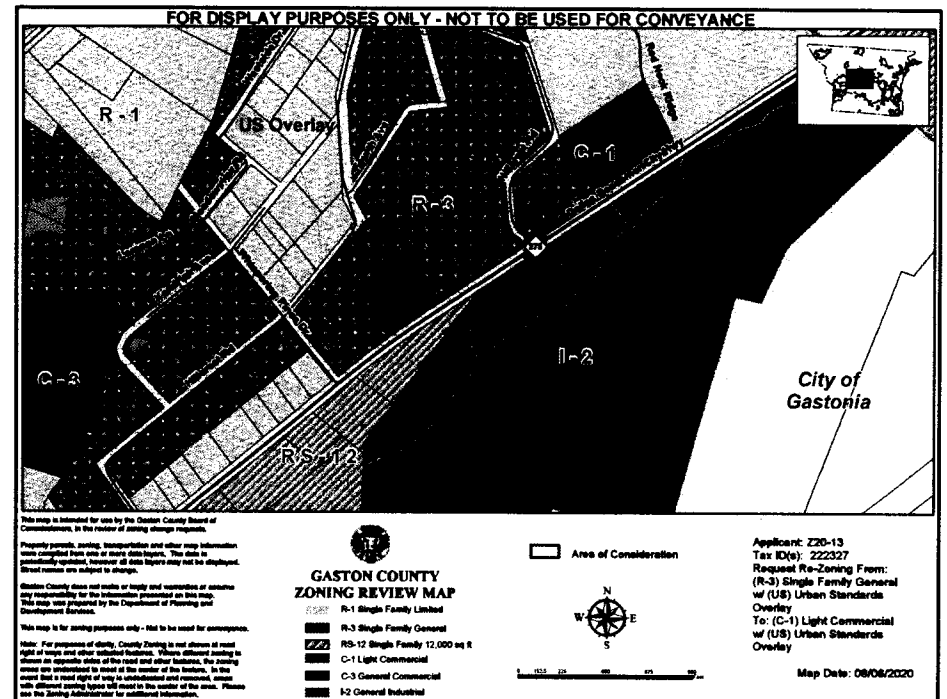
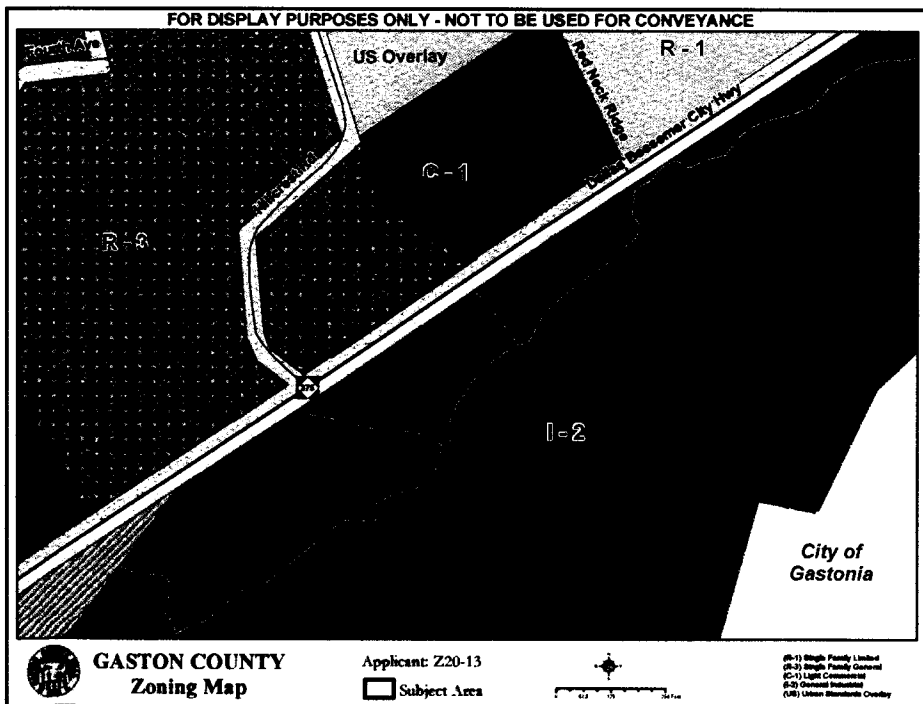
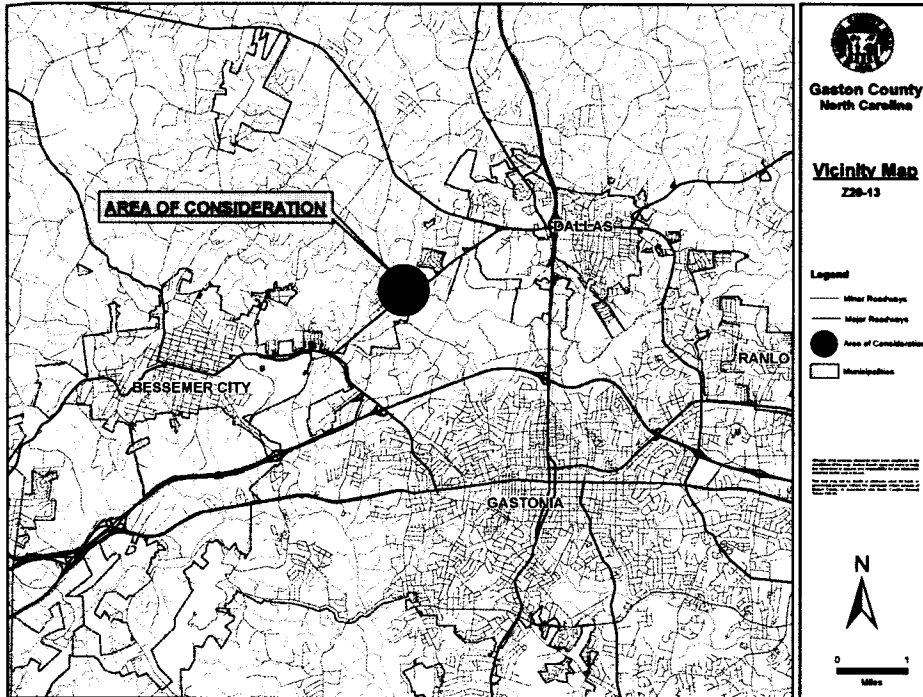
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners




Donna S. Buff, Clerk to the Board





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 20-381

Commissioner Jack Brown - Planning & Development Services - Zoning Map Change: Z20-13 Gary Dewayne Briggs (Applicant); Property Parcel: 222327, Located at 660 Dallas Bessemer City Hwy., Dallas, NC, Rezone from the (R-3) Single Family General 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. Gary Dewayne Briggs (Applicant); Rezone Parcel: 222327 from the (R-3) Single Family General 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 August 25, 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 - Z20-13; Maps - Z20-13

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