



**RESOLUTION TITLE: ZONING MAP CHANGE: Z17-10, RICHARD WELCH (APPLICANT):
PROPERTY PARCEL: 169762, LOCATED AT 827 DALLAS SPENCER MTN. ROAD, DALLAS, NC,
REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH THE (US) URBAN
STANDARDS OVERLAY DISTRICT TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH
THE (US) 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): 169762
Applicant: Richard Welch
Owner (s): Andrew M. Jenkins and Others
Property Location: 827 Dallas Spencer Mtn. Road, Dallas, NC
Request: To Rezone Parcel 169762 from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial 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 169762, located at 827 Dallas Spencer Mtn. Road, Dallas, NC, from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial 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: Hollar Second: Stevens Vote: Unanimous
Aye: Attaway, Hollar, Houchard, Stevens, Vinson and Harris
Nay: None
Absent: Barber, Cloninger and Delaney
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	Fraley	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2017-275	11/14/2017	TK	DG	A	A	A	A	A	N	A	6 - 1

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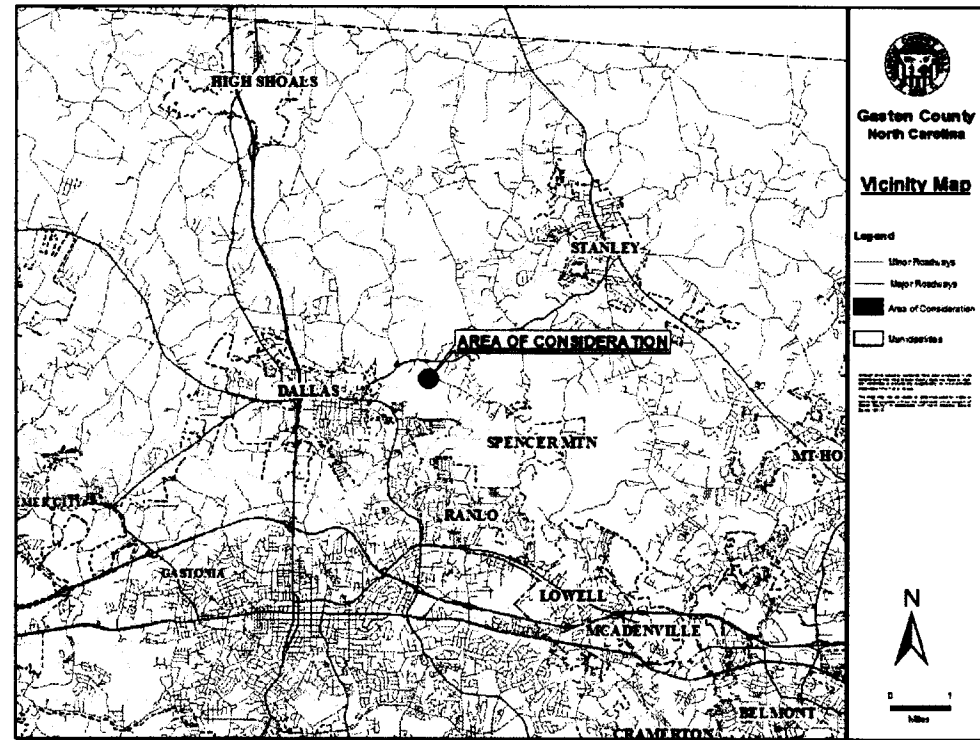
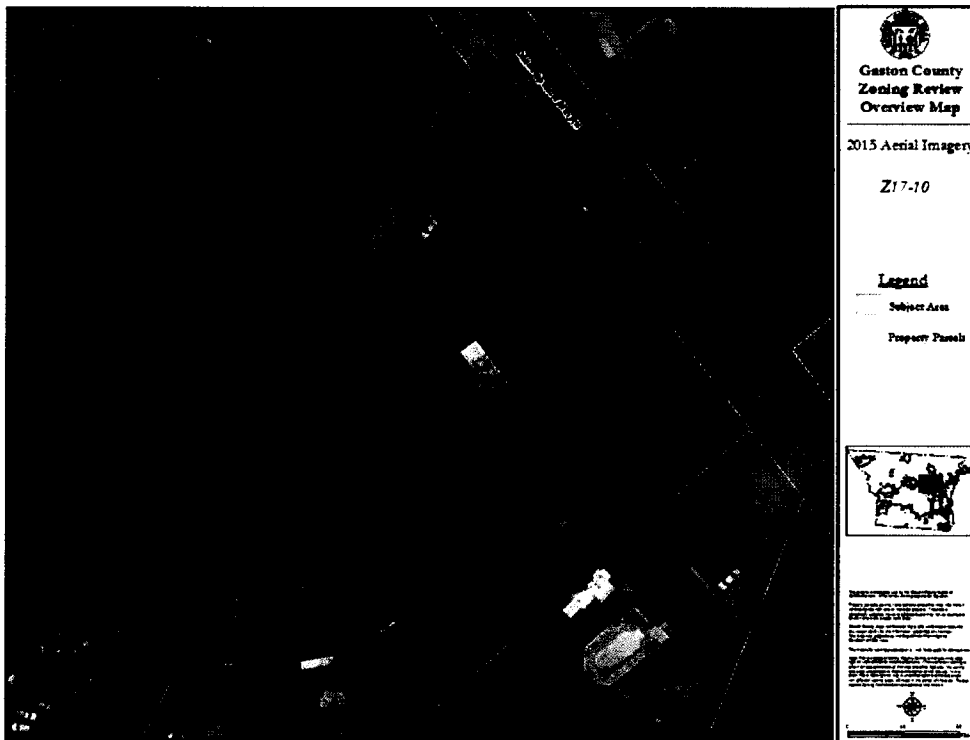
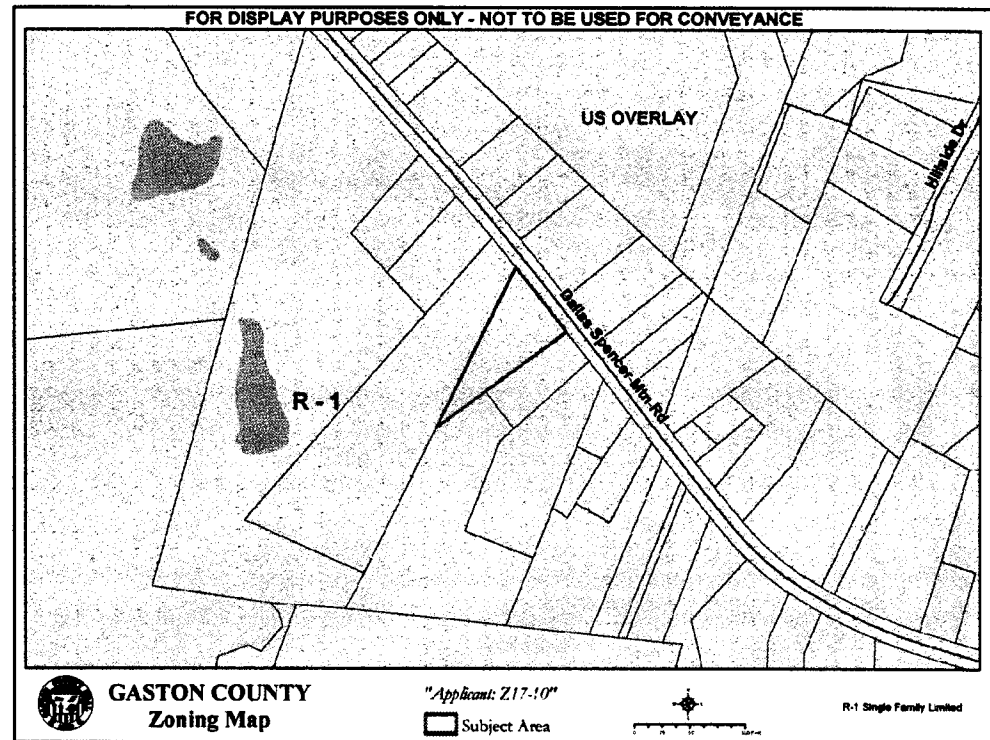
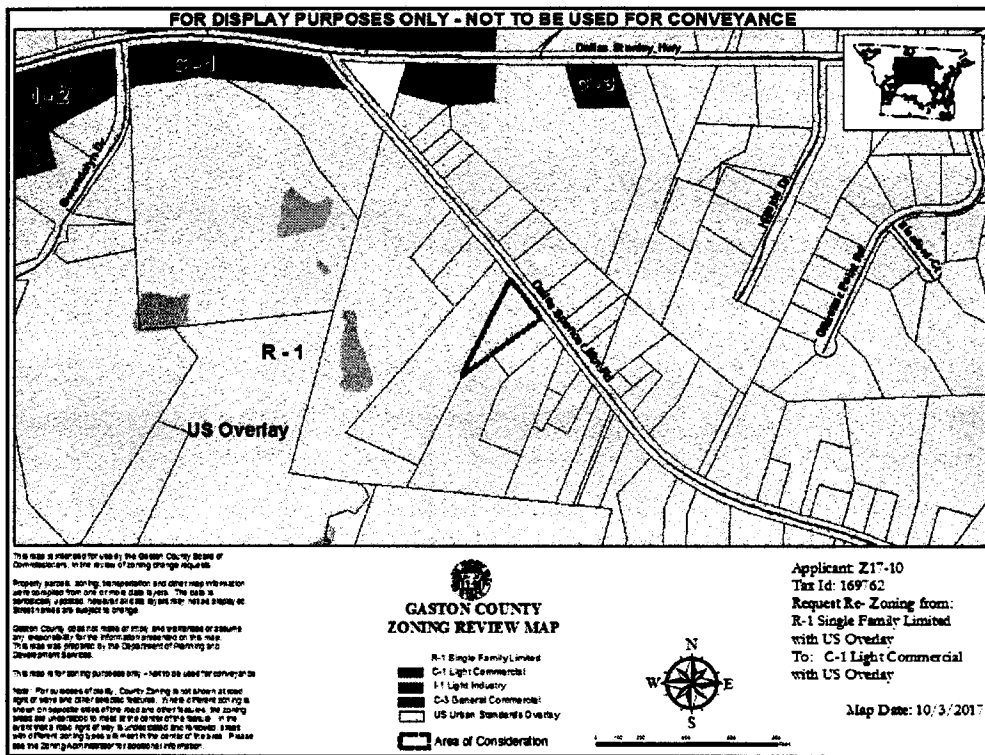
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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Z17-10, Richard Welch (Applicant): Property Parcel: 169762, Located at 827 Dallas Spencer Mtn. Road, Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial Zoning District with the (US) 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 because the use is similar to the surrounding area. 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 169762, 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
www.gastongov.com

Planning Board Action

File #: 17-347

Commissioner Philbeck - Planning/Zoning - Zoning Map Change: Z17-10, Richard Welch (Applicant); Property Parcel: 169762, Located at 827 Dallas Spencer Mtn. Road, Dallas, Rezone from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial Zoning District with the (US) Urban Standards Overlay 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. Richard Welch (Applicant): to rezone Parcel 169762 from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay District to the (C-1) Light Commercial 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 - Z17-10; Maps - Z17-10

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:

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2017-275	11/14/2017	TK	DG	A	A	A	A	A	A	A	6 - 1

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