

TITLE: ZONING MAP CHANGE: REZ-24-04-25-00179, STEVE P. MASON (APPLICANT); PROPERTY PARCEL: 169510, LOCATED AT 1623 DALLAS STANLEY HWY., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED 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 July 23, 2024, by the County Commission, to take citizen comments into a map change

application, as follows:

Tax Parcel Number(s): 169510

Applicant(s): Steve P. Mason

Owner(s): Steve P. Mason and Maria R. Mason Property Location: 1623 Dallas Stanley Hwy., Dallas

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

(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 recommended approval of the request for parcel 169510, located at 1623 Dallas Stanley Hwy., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District on July 1, 2024, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

> Motion: Horne Second: Crane Vote: Unanimous

Ave: Brooks, Crane, Harris, Horne, Magee, Marcantel, Vinson

Nay: None

Absent: Houchard, Hurst, 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-24-04-25-00179, Steve P. Mason (Applicant); Property Parcel: 169510, Located at 1623 Dallas Stanley Hwy., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial 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:
 - 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: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 169510, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (C-1) Light Commercial 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