



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)** or **(not 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)** or **(not in accordance with)** the County's Comprehensive Plan.

Motion:	Second:	Vote:
Aye:		
Nay:		
Absent:		
Abstain:		

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: 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**) or (**is not consistent**) with the County's approved Comprehensive 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. Property parcel(s): 170048, 131798 (portion of) and 207679 (portion of), be (**approved**) or (**disapproved**), effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.