



RESOLUTION TITLE: Zoning Map Change: Z16-05, Linda Shook Fincher, (Applicant); Property Parcel: 170050 located at 109 Eason Road, Dallas, from (I-2) General Industrial Zoning District w/US Overlay to (C-3) General Commercial Zoning District w/US Overlay

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on October 11, 2016 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Numbers: 170050
Applicant: Linda Shook Fincher
Owner: Linda Shook Fincher
Property Location: 109 Eason Road, Dallas, NC
Request: To rezone Property Parcel: 170050 (0.99 acre) located at 109 Eason Road in Dallas, NC, totaling 0.99 acres from (I-2) General Industrial Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US Overlay

WHEREAS, 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 170050, located at 109 Eason Road, Dallas, NC totaling 0.99 acres from (I-2) General Industrial Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US Overlay, public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Stevens Second: Hollar Vote: Unanimous
 Aye: Attaway, Houchard, Hurlocker
 Nay: None
 Absent: Barber, Cloninger, Coyle, Delaney
 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	Carpenter	Fraleigh	Kelgher	Phillbeck	Price	Williams	Vote
2016-296	10/11/2016	JC	AF	AB	A	A	A	AB	AB	A	U

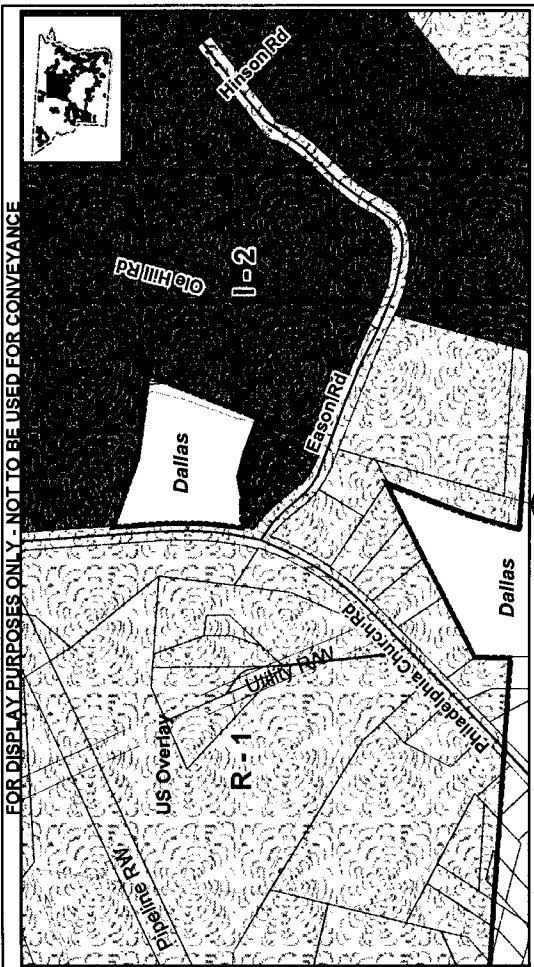
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Zoning Map Change: Z16-05 Linda Shook Fincher, (Applicant); Parcel 170050, located at 109 Eason Road, Dallas, from (I-2) General Industrial Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US Overlay
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Now, 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 Plan and 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. Parcel 170050, 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



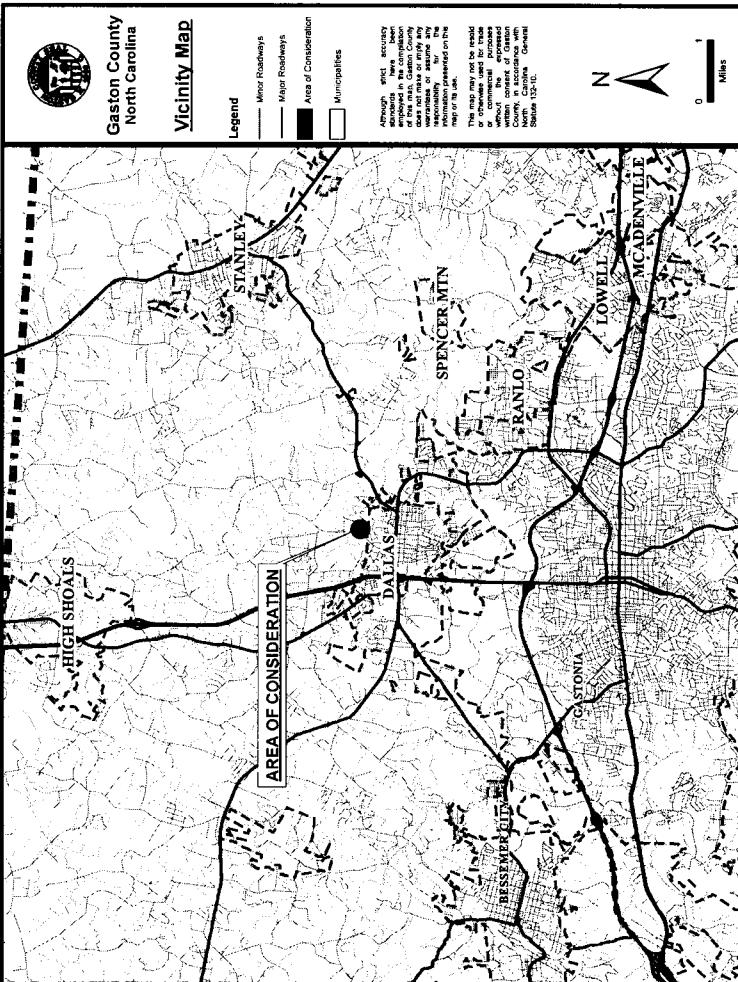
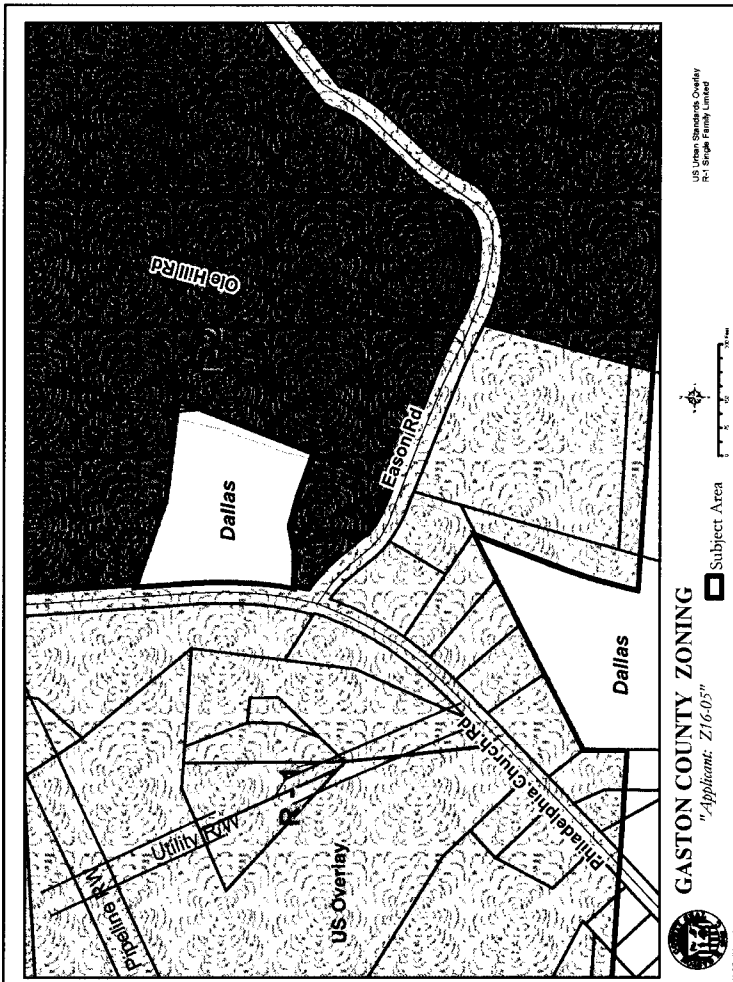
Applicant: Z 16-05
 Tax Id: 170050
 Existing Zoning: I-2 w/ US Overlay
 Proposed Zoning: C-3 w/ US Overlay
 Map Date: 8/29/2016

GASTON COUNTY ZONING REVIEW MAP
 Area of Consideration

R-1 Single Family Limited
 P-2 General Industry
 USO Urban Standards Overlay
 C-3 General Commercial

US Urban Standards Overlay
 R-1 Single Family Limited
 P-2 General Industry
 USO Urban Standards Overlay
 C-3 General Commercial

Note: For purposes of clarity, County Zoning is not shown at each address as it is not possible to show the color of the zoning. In this map, the zoning district is shown in the color of the zoning. In this map, the zoning district is shown in the color of the zoning. In this map, the zoning district is shown in the color of the zoning.





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 16-497

Commissioner Philbeck - Zoning Map Change: Z16-05, Linda Shook Fincher, (Applicant); Property Parcel: 170050 located at 109 Eason Road, Dallas, from (I-2) General Industrial Zoning District w/US Overlay to (C-3) General Commercial Zoning District w/US Overlay

STAFF CONTACT

David L. Williams - Director - Planning and Development - 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. Linda Shook Fincher (Applicant); Property Parcel: 170050 from (I-2) General Industrial Zoning District w/US Overlay to the (C-3) General Commercial Zoning District w/US Overlay, located at 109 Eason Road, Dallas NC, as listed in the Gaston County Tax Office. Property consists of 0.99 acres for rezoning consideration.

A joint public hearing was advertised and held on October 11, 2016 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 - Z16-05 and Maps Z16-05

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	Carpenter	Fraley	Kelgher	Phillbeck	Price	Williams	Vote
2016-296	10/11/2016	JC	AF	AB	A	A	A	AB	AB	A	U

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