



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)** or **(disapproval)** 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)** or **(not reasonable)** and in the public interest and is **(in accordance with)** or **(not in accordance with)** the County's Comprehensive Land Use Plan.

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

DO NOT TYPE BELOW THIS LINE

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
Page 2

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 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. Property parcel: 222327, is hereby (**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.

Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Donna S. Buff, Clerk to the Board