

TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-25-01-28-00211,

MICHAEL BOYD (APPLICANT); PROPERTY PARCEL: 168515, LOCATED ON BINGO LN., DALLAS NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/RS-12) SINGLE FAMILY 12,000 SQUARE FEET CONDITIONAL

DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on June 24, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 168515

Applicant(s): Michael Boyd
Owner(s): Duck A Duck Trust
Property Location: Bingo Ln., Dallas

Reguest: Rezone from the (R-1) Single Family Limited Zoning District with

(US) Urban Standards Overlay to the (CD/RS-12) Single Family 12,000 Square Feet Conditional 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 of the map change request, as conditioned, for parcel 168515, located on Bingo Ln., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-12) Single Family 12,000 Square Feet Conditional District with (US) Urban Standards Overlay on June 2, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and it is consistent with the goals of the County's Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural center future land use designation.

Motion: Crane Second: Marcantel Vote: Unanimous

Aye: Crane, Harris, Harvey, Horne, Hurst, Magee, Marcantel, Sadler, Williams

Nay: None Absent: Brooks 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: Conditional District REZ-25-01-28-00211, Michael Boyd (Applicant); Property Parcel: 168515, Located on Bingo Ln., Dallas NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-12) Single Family 12,000 Square Feet Conditional District with (US) Urban Standards Overlay 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. 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: 168515, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (CD/RS-12) Single Family 12,000 Square Feet Conditional District with (US) Urban Standards Overlay.
- 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

Exhibit A Conditions of Approval REZ-25-01-28-00211

"To be attached upon approval"