



RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-03-24-00147 HANNA AND JOSEPH WESTON (APPLICANTS); PROPERTY PARCEL: 307957, OFF WILL RHYNE ROAD, DALLAS, NC, REZONE FROM (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-1) SINGLE FAMILY LIMITED ZONING 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 13, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 307957
Applicant(s): Hanna and Joseph Weston
Owner(s): Hanna and Joseph Weston
Property Location: Off Will Rhyne Road, Dallas, NC
Request: Rezone from (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited 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 of the map change for parcel 307957, located off Will Rhyne Road, Dallas, NC, from (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Zoning District with (US) Urban Standards Overlay on June 5, 2023 based on: staff recommendation and the request is reasonable and in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the area, which is consistent with the rural future land use designation of the parcel and Comprehensive Land Use Plan.

Motion: Houchard Second: Horne Vote: 8-0
Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Vinson
Nay: None
Absent: Marcantel, 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-23-03-24-00147 Hanna and Joseph Weston (Applicants); Property Parcel: 307957, Off Will Rhyne Road, Dallas, NC, Rezone from (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay
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NOW, THEREFORE, BE IT RESOLVED 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: 307957, is **(hereby approved, effective with the passage of this Resolution)** or **(hereby disapproved)**.
- 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