



RESOLUTION TITLE: ZONING MAP CHANGE: Z20-14 GERALD L. & SANDRA F. LUTZ (APPLICANTS); PROPERTY PARCEL: 303483, LOCATED AT 359 HUFFSTETLER LAKE RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on September 22, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 303483
Applicant(s): Gerald L. & Sandra F. Lutz
Owner(s): Gerald L. & Sandra F. Lutz
Property Location: 359 Huffstetler Lake Rd.
Request: Rezone Parcel 303483 from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning 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 **(disapproval)** of the map change for parcel: 303483, located at 359 Huffstetler Lake Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District on September 22, 2020 based on: the public hearing comment and staff recommendation; 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

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: Z20-14 Gerald L. & Sandra F. Lutz (Applicants); Property Parcel: 303483, Located at 359 Huffstetler Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning 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 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: 303483, 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.

Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:

Donna S. Buff, Clerk to the Board