

RESOLUTION TITLE: ZONING MAP CHANGE: REZ-22-12-02-00135, PAWAN AGGARWAL (APPLICANT); PROPERTY PARCEL: 169946, LOCATED AT 695 DALLAS STANLEY HWY., DALLAS, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED WITH (US) URBAN STANDARDS OVERLAY TO (C-3) GENERAL COMMERCIAL WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on February 28, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	169946
Applicant(s):	Pawan Aggarwal
Owner(s):	Bhagwati LLC
Property Location:	695 Dallas Stanley Hwy., Dallas
Request:	Rezone from (R-1) Single Family Limited with (US) Overlay to (C-
	3) General Commercial with (US) 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 ID 169946, located at 695 Dallas Stanley Hwy., Dallas, NC from (R-1) Single Family Limited with (US) Overlay to (C-3) General Commercial with (US) Overlay on February 6, 2023 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan (CLUP). The application and request are consistent with the Gaston County Comprehensive Land Plan for Area 2. Characteristics of this area include pockets of commercial centers, development built closer to the road, and plenty of open space. The request encourages the goals of the Rural land use designation by providing opportunities for small businesses, rural markets, and small stores.

Motion: Horne Second: Hurst Vote: Unanimous Aye: Crane, Brooks, Sadler, Horne, Houchard, Hurst, Magee, Vinson Nay: None Absent: Harris Abstain:

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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-22-12-02-00135, Pawan Aggarwal (Applicant); Property Parcel: 169946, located at 695 Dallas Stanley Hwy., Dallas, NC, Rezone from (R-1) Single Family Limited with (US) Urban Standards Overlay to (C-3) General Commercial with (US) Urban Standards Overlay Page 2

- 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: 169946, 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