

RESOLUTION TITLE: ZONING MAP CHANGE: Z21-07 WILSON FAMILY RENTALS LLC (APPLICANT); PROPERTY PARCEL: 169183 (PART OF), LOCATED AT DALLAS HIGH SHOALS HWY., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (C-3) GENERAL COMMERCIAL 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 March 23, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

| Tax Parcel Number(s): | 169183 (part of) |
|-----------------------|--|
| Applicant: | Wilson Family Rentals LLC |
| Owner(s): | Wilson Family Rentals LLC |
| Property Location: | Dallas High Shoals Hwy. |
| Request: | Rezone Parcel 169183 (part of) from the (R-1) Single Family |
| | Limited Zoning District with (US) Urban Standards Overlay to the |
| | (C-3) General 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 of the map change for parcel: 169183 (part of), located at Dallas High Shoals Hwy., Dallas, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay on March 8, 2021 based on: staff recommendation; and the request is reasonable and in the public interest and the is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural Center future land use plan. Rural Center areas can serve a commercial purpose and can be anchored by a rural market, allowing for residential homes and business to be closer to the roadway. The use, going from (R-1) to (C-3) will make the subject parcel commercial in nature, which is consistent within the immediate vicinity.

Motion: VinsonSecond: HurstVote: UnanimousAye: Ally, Fallon, Harris, Hollar, Horne, Houchard, Hurst, VinsonNay: NoneAbsent: Brooks, SainAbstain: None

DO NOT TYPE BELOW THIS LINE

Zoning Map Change: Z21-07 Wilson Family Rentals LLC (Applicant); Property Parcel: 169183 (part of), Located at Dallas High Shoals Hwy., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General 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 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: 169183 (part of), 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.

Tom Keigher, Chairman Gaston County Board of Commissioners

Attest:

Donna S. Buff, Clerk to the Board

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