

TITLE:

ZONING MAP CHANGE: REZ-25-01-21-00208, STEPHEN NEWMAN (APPLICANT); PROPERTY PARCEL: A PORTION OF 169894, LOCATED AT 160 EVANS LAKE RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE 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 25, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): A portion of 169894 Applicant(s): Stephen Newman

Owner(s): Stephen and Vanessa Newman Property Location: 160 Evans Lake Road, Dallas

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

(US) Urban Standards Overlay to the (R-2) Single Family Moderate 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 request for a portion of the parcel 169894, located at 160 Evans Lake Rd., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on March 25, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and 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 community, as envisioned by the North 321 Gaston small area plan.

Motion: Crane Second: Marcantel Vote: 7-0

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

Nay: None

Absent: Brooks, Magee, 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-25-01-21-00208, Stephen Newman (Applicant); Property Parcel: a Portion of 169894, Located at 160 Evans Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning 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. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. 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: a portion of 169894, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (R-2) Single Family Moderate Zoning District.
- 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
Johna G. Dan, Glork to the Board