

TITLE: ZONING MAP CHANGE: REZ-24-04-25-00179, STEVE P. MASON

(APPLICANT): PROPERTY PARCEL: 169510, LOCATED AT 1623 DALLAS STANLEY HWY., 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 public hearing was held on July 23, 2024, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s):

169510

Applicant(s):

Steve P. Mason

Owner(s): Property Location: Steve P. Mason and Maria R. Mason 1623 Dallas Stanley Hwy., Dallas

Request:

Rezone 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 of the request for parcel 169510, located at 1623 Dallas Stanley Hwy., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District on July 1, 2024, 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 as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

Motion: Horne

Second: Crane

Vote: Unanimous

Aye: Brooks, Crane, Harris, Horne, Magee, Marcantel, Vinson

Nay: None

Absent: Houchard, Hurst, Sadler

Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby co	ertify that the above is a true and correct copy of action
taken by the Board of Commissioners as follows:	

BHovis * KJohnson TKeigher **RWorley** Vote **CCIoninger AFraley** M2 **CBrown** NO. DATE M1

U Α Α Α AB 2024-240 07/23/2024 BH TK

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Laserfiche Users

Zoning Map Change: REZ-24-04-25-00179, Steve P. Mason (Applicant); Property Parcel: 169510, Located at 1623 Dallas Stanley Hwy., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District 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 with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

The Commission considers this action to be 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: 169510, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (C-1) Light Commercial 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

GASTON COUNTY REZONING APPLICATION (REZ-24-04-25-00179) STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Far District.	mily Limited Zoning District to the (C-1) Light Commercial Zoning
Applicant(s):	Property Owner(s):
Steve P. Mason	Steve P. Mason and Maria R. Mason
Parcel Identification (PID):	Property Location:
169510	1623 Dallas Stanley Hwy. Dallas, NC
Total Property Acreage:	Acreage for Map Change:
1.43	1.43
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited	(C-1) Light Commercial
Existing Land Use:	Proposed Land Use:
Residential	Residential and Light Commercial

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County, increased job opportunities, maintaining the rural feel of the area, increased commercial opportunities

Comprehensive Plan Future Land Use: Unassigned

This parcel was originally in Stanley's ETJ area and relinquished to the County in 2021. No future land use designation is currently assigned to this property as it was not a part of the original Comprehensive Land Use Plan. The nearest future land use is rural.

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE Water/Sewer Provider: Private well / private septic Road Maintenance: North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

From Environmental Health – The property owner/developer will need to do an Existing System Approval (ESA) with Environmental Health to determine if there is a septic system and if it will accommodate the proposed uses before obtaining building permits.

The GCLMPO provided a comment letter, which has been included as an attachment to the staff report.

Commercial zoning and building permits will need to be obtained before the new commercial use can be established in the front structure.

No comments from the site plan review team, Natural Resources, EMS

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

This property is in a residential area in the northern region of the county. The location is primarily residential and commercial with pockets of industrial uses in the vicinity.

The area was originally part of the Town of Stanley's Extra Territorial Jurisdiction (ETJ) area and relinquished to the County in 2021. The nearest future land use designation is rural, which matches this area as well. (C-1) is the lightest commercial zoning district and the only one that allows for a mix of light commercial uses with single-family residential homes. The applicant has shared that their intent is to maintain the single-family home on the lot while reestablishing a contractor's office in the existing commercial structure towards the front of the lot. (Address is 1623 Dallas Stanley Hwy.)

Staff does not have a history of prior zoning uses as this property was not in County zoning jurisdiction until 2021. Staff did find building permit records for a heat pump replacement in 2016. Tax records indicate that the primary home was built in 1971. The structure towards the front of the road (where the proposed commercial use would go) is clearly shown in the 1997 aerial photo collections. However, it looks as if it may have already existed in the 1979 photo collection as well.

If approved, any uses allowed in the (C-1) Light Commercial would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD MEETING DATE

The Planning Board met on July 1, 2024, and unanimously recommended approval of this request.

Attachments: Application, Maps, GCLMPO Letter, List of Allowed Uses in the (C-1) zoning district



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-04-25-00179, the planning board finds:

- 1. This is a reasonable request and in the public interest; and
- 2. It is consistent with the goals of the comprehensive land use plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

These findings are supported by a 7-0 vote by the Gaston County Planning Board during its July 1, 2024, meeting.



GASTON COUNTY Department of Building & Development Services

Street Address: Mailing Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195 Fax: (704) 866-3966

GE	ENERAL REZONING APPLICATION Application Number: REZ-24-04-25-00
Арр	licant 🛛 Planning Board (Administrative) 🗌 Board of Commission (Administrative) 📗 ETJ 📗
Α.	*APPLICANT INFORMATION
	Name of Applicant: Steve P Mason
	(Print Full Name)
	Mailing Address: 100% Dallas stainley Hwy (Include City, State and Zip Code)
	Telephone Numbers: 704-678-1714 (704)678 1714 (Area Code) Business (Area Code) Home
	(Area Code) Business (Area Code) Home
	Email: Smason ent@ Small: com
cor	he applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written nsent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the thorization/Consent Section on the reverse side of the application.
B.	OWNER INFORMATION
	Name of Owner: Steve P. MASON
	(Print Full Name)
	Mailing Address: 1006 Dallas Stanley, Dallas NC 28034 Vinclude City, State and Zip Code)
	Telephone Numbers: 1704 - 678 - 1714 (Area Code) Business (Area Code) Home
	1
k regionalists er	Email: Smason ent @ 6 mail. com
C.	PROPERTY INFORMATION
-	Physical Address or General Street Location of Property: 1621 Dallas Stanley Hwy
	Parcel Identification (PID): 169510
	Acreage of Parcel: 1,43 +/- Acreage to be Rezoned: 1,43 +/- Current Zoning: R-1
	Current Use: Resident Signature Proposed Zoning: C-1
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D.	PROPERTY INFORMATION ABOUT MULTIPLE OWNERS
	Name of Property Owner: MARIA & MASON Name of Property Owner:
	Mailing Address: 1210 5000 5000 Mailing Address:
	Dallas No. 78034 (Include City, State and Zip Code) (Include City, State and Zip Code)
	Telephone: 704-678-1528 Telephone: (Area Code)
	Parcel:Parcel:
	Parcel: (If Applicable) Parcel: (If Applicable)

(Signalure)

(Signature)

E. AUTHORIZATION AND CONSENT SECTION

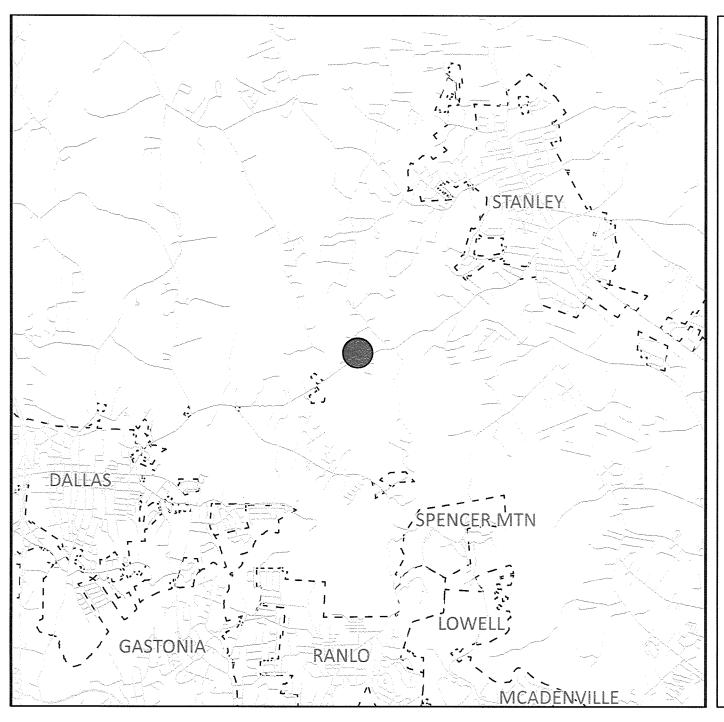
(I/We), being the property owner(s) or he Application and having authorization/in		•	aston County Rezonir	ıg
hereby give <u>Steve P Mas</u>		,	ent to execute this prop	osed action.
(Signatur	e)	1)	Date)	
(Signatur	е)])	Date)	
	, a No	otary Public of the Coun	aty of	
State of North Carolina, hereby cert personally appeared before me this Witness my hand and notarial seal,	day and acknowledged ti			
Notary Public Signal	ture	Commiss	ion Expiration	
I/We), also agree to grant permission to easonable hours for the purpose of mal		ton County to enter the	subject property during	Galfradeleng, dautebelen er Kyner-Archivol
Please be advised that an approved ger wastewater disposal system (septic tank and/or approval, the applicant understar disposal system thus adversely limiting o	k). Though a soil analysis nds a chance exists that th	is not required prior to a ne soils may not accomi	a general rezoning subm modate an on site wast	nittal
f the application is not fully complete please return the completed applicati County Administrative Building locate	on to the Planning and	Development Services	Department within th	
стин чинских в соли от било чинский стине о в столи стух исслияния по помост в неской с чано-баванай столивай	APPLICATION CERT	TIFICATION	vita usaka-kitata tan kana bahin dalah dalah sasaka, sasatan dasat tahun tahun kentuan elementi tah el	000-2000004756007-10000000007-2-1-1-1-2-1-2-1-1-2-1-1-2-1-1-2-1-1-2-1-1-2-1-1-2-1-1-2-1-1-2-1-1-2-1-1-2-1-1-2
(I,We), the undersigned being the information submitted on the su				
Signature of Property Owner or	Authorized Representative	4 -	25-24 Date	
Note: Approval of this request do	es not constitute a zoning pe	ermit. All requirements mu	st be met within the UDO.	N. S.
OFFICE USE ONLY	OFFICE US	E ONLY	OFFICE USE O	NLY - 5964
Date Received:	Application Number:	Villandry, with the service of the s	_ Fee: <u>+ 85</u>	- 5964
Received by Member of Staff:(Initial:	Date of Payment: s)	Receipt N	Number:	
COPY OF PLOT PI NOTARIZED AUTH	LAN OR AREA MAP HORIZATION	COPY OF DEED PAYMENT OF FEE	A Parlanda Addit for disputative and organization of the Commission of the Commissio	gur sanggu spagnaga gaganara at sad Mar
Date of Staff Review:	TO THE THE STATE OF THE STATE O	Dale of Public Hearing:	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	uman (1995, A); (3) (3) (4) (3) (3) (3) (3) (3) (3) (3) (3) (3) (3
Planning Board Review:	Recommenda	tion:	Date:	
Commissioner's Decision:		Date:		

X = Permitted use by right CD = Conditional Zoning required E = Existing use subject to limitations SP = Special Use Permit required s = Supplemental regulations listed
in addition to X. CD. F. SP.

Use	C-1
Bus and Train Terminal,	
Passenger	SPs
Baseball Hitting Range	×
Farm Supply Store, with outdoor storage	х
Farm Supply Store, without outdoor storage	x
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Manufactured Home Park	Es
Transit Station	SP
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle	Xs
Sales and Rental Flea Market, Indoor	Xs
Flea Market, Outdoor	SPs
Telecommunication Tower & Facilities	SPs
Farmers Market	SPs
Building Material and Lumber	x
Sales Business Services	X
Contractor's Office Contractor's Office and	X
Operation Center	Х
Day Care Center, Accessory	X
Essential Services Class 1 Essential Services Class 4	X X
Financial Institution (metuting	
principal use ATMs)	X
Laboratories - Dental, Medical	x
Medical Offices, 0-49,999sqft GFA	Х
Medical Offices, 50,000- 99,999sqft GFA	SP
Offices, Excluding Medical, 0- 49,999sqft GFA	×
Offices, Excluding Medical, 50,000-99,999sqft GFA	SP
Post Office	X
Recycling Deposit Station, accessory	x
Sign Shop	x
Electric, Heating, Air Conditioning, Ventilating,	
Plumbing Supplies & Equipment Sales	×
Photo finish Laboratory	X
Lawn and Garden Center	х
Monument Sales ATM (Automated Teller	X
Machine)	Xs
Automobile Habbyist	Xs
Bona Fide Farms Church / Place of Worship	Xs Xs
Convenience Store, Closed	
12AM to SAM Convenience Store, Open up to	Xs SDr
24 hours Essential Services Class 2	SPs Xs
Flex Space	Xs
Machine, Metal, Wood	Xs
Working, Welding Shop Manufactured Goods, Class 1	Xs
Mini-Warehouse	SPs
Parking Lot Recycling Deposit Station,	Xs
principal use	Xs .

in addition to X, CD, E, SP		
Use	C-1	
Restaurant	Xs	
School, Vocation	SPs	
Special Events Facility	Xs	
Special Events Facility, Accessory	Xs	
Telecommunication Antennae & Equipment Buildings	Xs	
Wood Waste Grinding Operation	SPs	
Paint Ball / Laser Tag Facility	Xs	
Restaurant, within other facilities	Xs	
Planned Unit Development (PUD)	Xs/CDs	
Auction House	Xs/SPs	
Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	
Club, Private (without Adult Entertainment)	Xs/SPs	
Lounge / Nightclub	Xs/SPs	
Park	Xs/SPs Ye/SPe	
Restaurant, with drive thru ABC Store	Xs/SPs X	
Amusement and Sporting Facility, Indoor (unless use	x	
specifically listed) Amusement and Sporting Facility, Outdoor	SPs	
Amusement Arcade	х	
Animal Grooming Service for	x	
household pet (indoor kennels) Animal Hospital (Outdoor kennel)	SPs	
Animal Hospital, (Indoor kennel)	Xs/SPs	
Art Gallery	x	
Assisted Living Center	SPs	
Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs	
Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	x	
Bed and Breakfast Inn	Xs	
Billiard Parlor	SP	
Body Piercing Establishment and Tattoo Parlor	SPs	
Brew Pub	x	
Car Wash, Self Service	Xs/SPs	
Cleaning & Maintenance Service	х	
College / University Conference / Retreat / Event	SP X	
Center Day Care Center, Class A	Xs	
Day Care Center, Class B	Xs	
Day Care Center, Class C	Xs	
Dwelling, Mixed Use	Xs	
Dwelling, Single Family	X	
Dwelling, Two Family Exterminators Office	Xs X	
Family Care Home	Xs/SPs	
Food Catering Facility	Xs/SPs	
Food Pantry	X	
Food Store, 0-9,999sqft GFA	X	
Food Store, 10,000+sqft GFA	SP SP	

I	
Use Fraternal & Service Organization Meeting	G-1
Facility (non- or not- for profit), 0 - 9,999sqft	Xs/SPs
GFA Fraternal & Service Organization Meeting	X3/3P3
Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Funeral Homes	х
Furriers	x
Game Room	×
Glass & Mirror Shop	×
Golf Course; Golf Driving Range; Golf Miniature	Xs
Grooming Services	x
Group Home	SPs
Gunsmith, Gun & Ammunition Sales	×
Hardware Store	x
Health and Behavioral Care Facility	Xs/SPs
Health Club, Spa, Gymnasium (principal use)	×
Home Occupation, Customary	Xs
Home Occupation, Rural	Xs
Hotel or Full Service Hotel	SPs
Laundromat, Closed 12AM to 5AM	Xs
Laundromat, Open Up to 24 hrs	SPs
Library	X
Maternity Home Multi Family Development	Xs/SPs Xs/CDs
Museum	x x
Nursery (Garden)	Xs
Nursing Home, Rest Home	Xs
Personal Business Services	x
Planned Residential Development (PRD)	Xs/CDs
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recreation Center and Sports Center	Xs
Residential Infill Development	Xs/CDs
Retail, O-24,999sqft GFA	2X
Riding Stables	SPs
Rodeo / Accessory Rodeo	SPs
School for the Arts	X
School, Elementary & Middle (public &	
private)	Xs
private) School, Senior High (public & private)	Xs
School, Elementary & Middle (public & private) School, Senior High (public & private) Shopping Center, 25,000-49,999sqft GFA Shopping Center,0-24,999sqft GFA	
private) School, Senior High (public & private) Shopping Center, 25,000-49,999sqft GFA Shopping Center,0-24,999sqft GFA	Xs Xs Xs
private) School, Senior High (public & private) School, Senior High (public & private) Schopping Center, 25,000-49,999sqft GFA Small House Community	Xs Xs Xs
private) School, Senior High (public & private) School, Senior High (public & private) Shopping Center, 25,000-49,999sqft GFA Small House Community Stadium	Xs Xs Xs SP Xs/SPs
private) School, Senior High (public & private) Schooping Center, 25,000-49,999sqft GFA Shopping Center,0-24,999sqft GFA Small House Community Stadium Swimming Pool, Sales, Service & Supplies	Xs Xs Xs SP Xs/SPs Xs
private) School, Senior High (public & private) Shopping Center, 25,000-49,999sqft GFA	Xs Xs Xs SP Xs/SPs





VICINITY MAP REZ-24-04-25-00179

LEGEND

Roads

[] Municipalities



Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. This map is believed to be accurate but Gaston County does not guarantee its accuracy. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

0 0.35 0.7 1.4 Miles





ORTHOPHOTO MAP REZ-24-04-25-00179

LEGEND

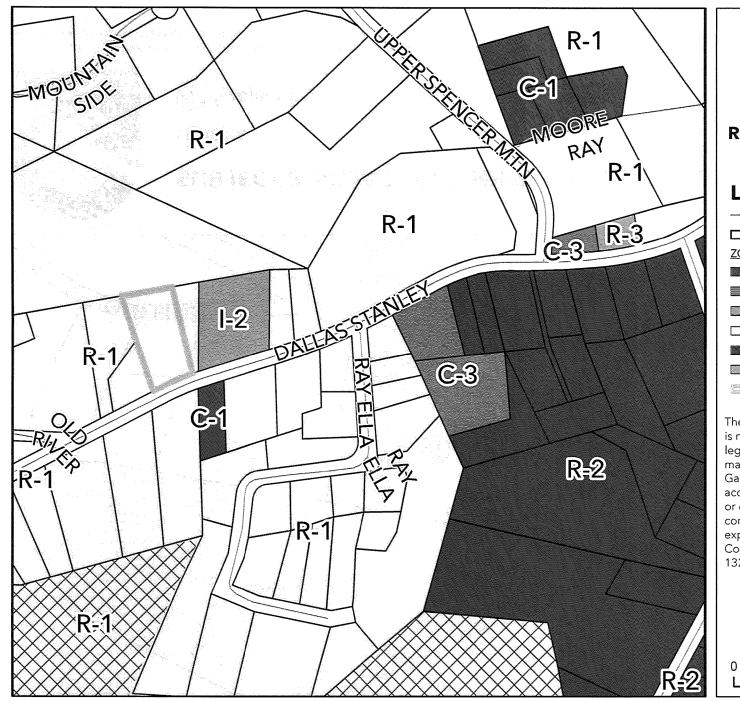
--- Roads

☐ Parcels

Subject Parcel(s)

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ZONING MAP REZ-24-04-25-00179

LEGEND

--- Roads

☐ Parcels

ZONE TYPE

C-1

■ C-3

I-2

☐ R-1

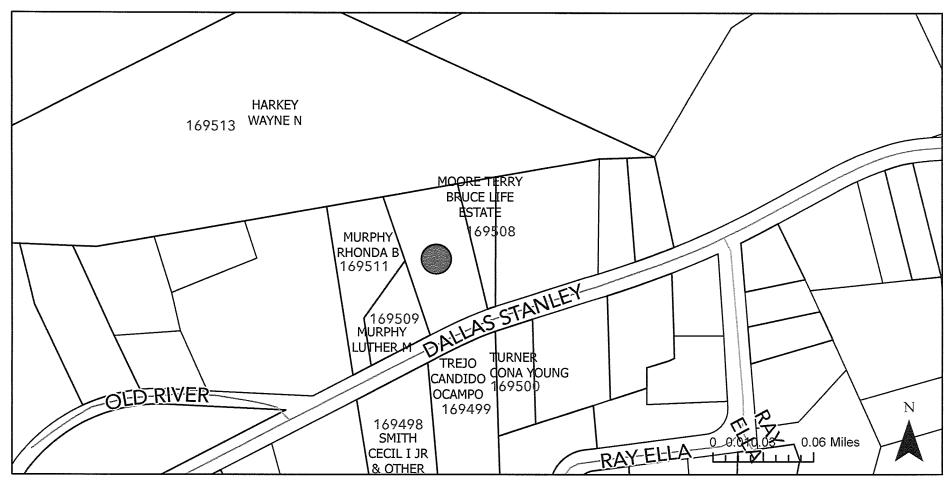
R-2

R-3

Subject Parcel

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0 0.020.04 0.09 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-04-25-00179

LEGEND



Subject Parcel(s)

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Post Office Box 1748 Gastonia, North Carolina 28053 Phone (704) 866-6980 150 South York Street Gastonia, North Carolina 28052 Fax (704) 869-1960

Memorandum

To: Jamie Mendoza Kanburoglu, Director of Planning and Zoning, Building and

Development Services

From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO

Date: June 21st, 2024

Subject: TRC Review for General Rezoning (REZ-00179) Dallas Stanley Hwy - GCLMPO Site

Plan Review

Thank you for the opportunity to provide comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 1621 Dallas Stanley Highway, Dallas, NC, 28034. Parcel ID# 169510. On behalf of the GCLMPO, I offer the following comments:

- 1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
- 2. The modernization improvement Dallas Stanley HWY (NC 275) is included in the MPO CTP.

The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.

By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.

CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.



Post Office Box 1748 Gastonia, North Carolina 28053 Phone (704) 866-6980 150 South York Street Gastonia, North Carolina 28052 Fax (704) 869-1960

- 3. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.
- 4. A proposed modernization improvement at Dallas Stanley HWY (NC 275) is included in the MPO's MTP. From NC 279 (East Trade Street) to SR 2000 (Hickory Grove Road). This is a recommendation to modernize roadway and improve various intersections. During the most recent round of NCDOT Prioritization, the MPO submitted this project for funding. At the moment, this project is unfunded.
- 5. The CTP shows recommended bicycle facilities improvements along Dallas Stanley HWY (NC 275).

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.



Gaston County

Gaston County Board of Commissioners www.gastongov.com

Building and Development Services Board Action

File #: 24-314

Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-24-04-25-00179, Steve P. Mason (Applicant); Property Parcel: 169510, Located at 1623 Dallas Stanley Hwy., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District

STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Steve P. Mason (Applicant); Property Parcel: 169510, Located at 1623 Dallas Stanley Hwy., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District. A public hearing was advertised and held on July 23, 2024, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on July 1, 2024, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps, and GCLMPO Comments

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: NO. DATE **CBrown** CCloninger AFraley **○** BHovis KJohnson Vote 2024-240 07/23/2024 BH TK AB U **DISTRIBUTION:** Laserfiche Users