



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-06 LOCUST INVESTMENTS LLC (APPLICANT); PROPERTY PARCELS: 165874 AND 226902, LOCATED AT 1168 MILES 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 held on May 28, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 165874, 226902  
Applicant: Locust Investments LLC  
Owner(s): Locust Investments LLC  
Property Location: 1168 Miles Rd.  
Request: Rezone Parcels 165874 and 226902 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 map change for parcels: 165874 and 226902, located at 1168 Miles Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District on May 28, 2019 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Sain Second: Harris Vote: 6 - 2  
Aye: Ally, Barber, Harris, Houchard, Hurst, Sain  
Nay: Attaway, Hollar  
Absent: Horne, Vinson  
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:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	TPhibbs	RWorley	Vote
2019-156	05/28/2019	TK	CB	A	A	A	A	A	A	A	U

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Z19-06 Locust Investments LLC (Applicant); Property Parcels: 165874 and 226902, Located at 1168 Miles Rd., Dallas, NC, Rezone from the (R-1) Single Family Zoning District to the (C-1) Light Commercial Zoning District

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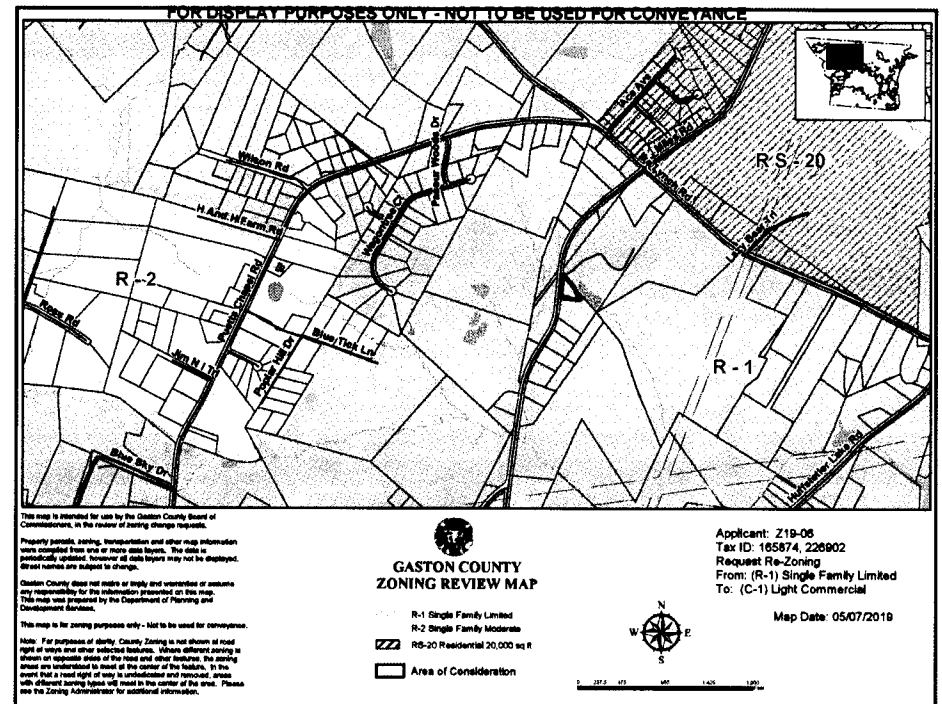
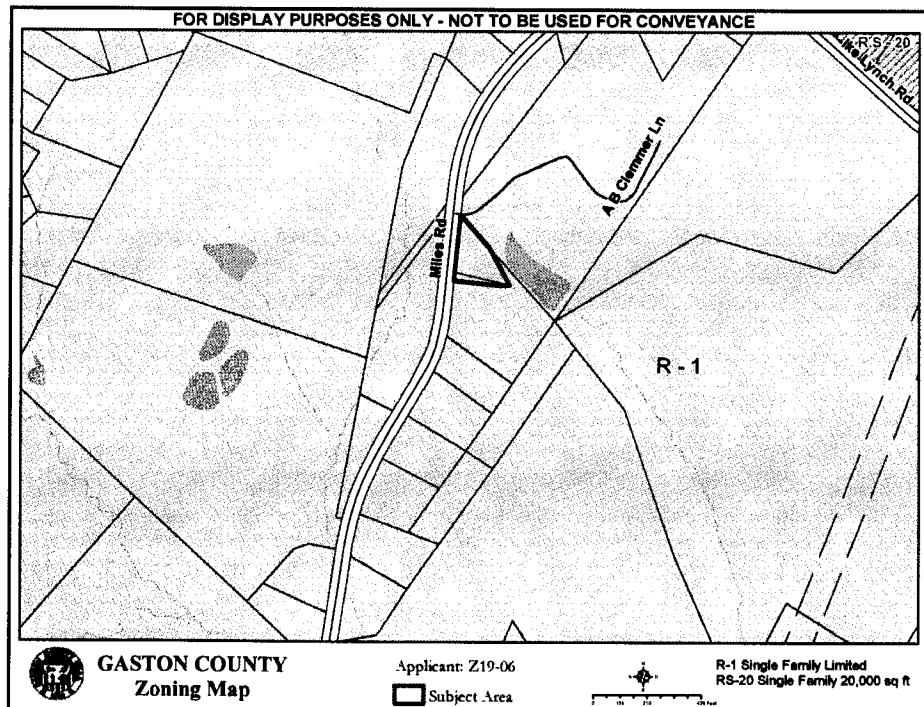
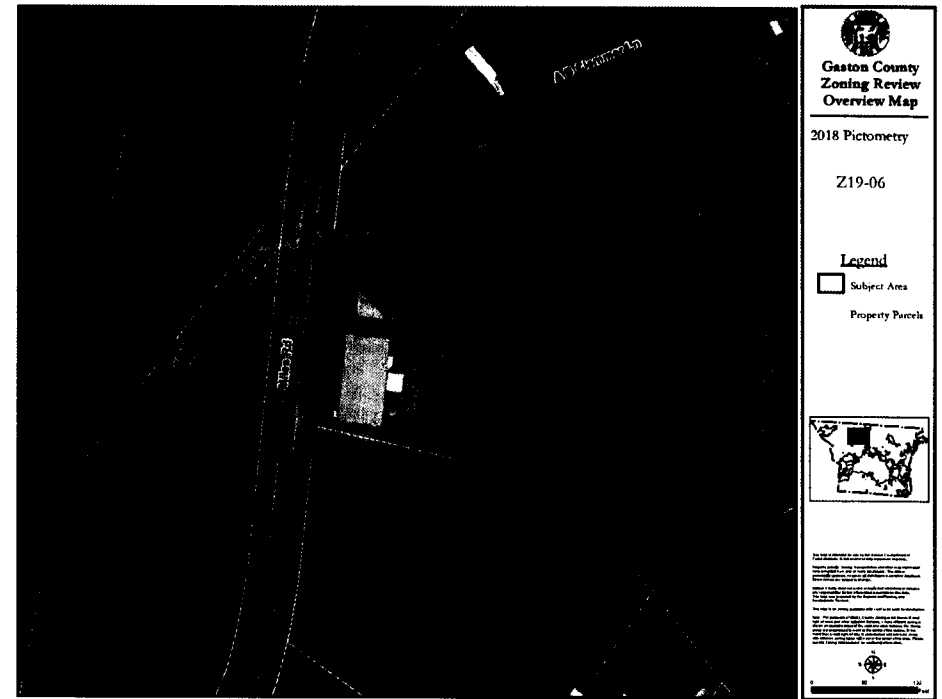
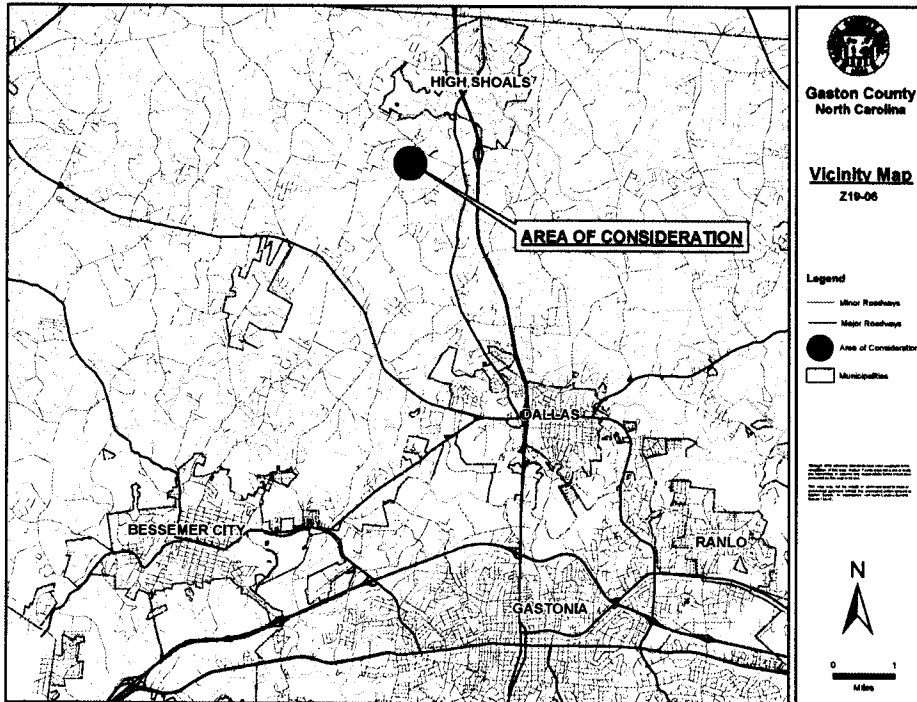
NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan. The property in question is in a future land use designation of Rural. Rural areas support residential housing and some businesses, particularly agriculturally-related businesses. The proposed rezoning, which appears to be a continuation of the current non-conforming use, will maintain the residential-like feel of the general community and should not detrimentally impact traffic or undermine the nature of the area. The rezoning from R-1 to C-1 is consistent with the future land use plan. 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. Property parcels: 165874 and 226902, be approved, 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





# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 19-203

Commissioner Philbeck - Planning & Development Services - Zoning Map Change: Z19-06 Locust Investments LLC (Applicant); Property Parcels: 165874 and 226902, Located at 1168 Miles Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District

### STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

### BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Locust Investments LLC (Applicant); Rezone Parcels: 165874 and 226902 from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District. A joint public hearing was advertised and held on May 28, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, 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

Resolution - Z19-06; Maps Z19-06

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