



**RESOLUTION TITLE: ZONING MAP CHANGE: Z19-08 CLAYTON HOMES (APPLICANT);  
PROPERTY PARCEL: 207067, LOCATED AT 812 DALLAS SPENCER  
MTN. RD., DALLAS, NC, 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**

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on June 25, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 207067  
Applicant: Clayton Homes  
Owner(s): Gary Clippard, Lynn Slawter  
Property Location: 812 Dallas Spencer Mtn. Rd.  
Request: Rezone Parcel 207067 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 for parcel: 207067, located at 812 Dallas Spencer Mtn. Rd., Dallas, NC, 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 June 25, 2019 based on: the public hearing comment, staff recommendation, the request is reasonable and in the public interest. The property in question is in a future land use designation of Rural. Rural areas support residential housing and some businesses. The proposed rezoning, from R-1 with urban standards overlay to R-2 with urban standards overlay is consistent with the Comprehensive Plan because the surrounding area is mostly residential.

Motion: Vinson Second: Hurst Vote: Unanimous  
Aye: Ally, Attaway, Harris, Horne, Hurst, Sain, Vinson  
Nay: None  
Absent: Barber, Hollar, Houchard  
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	TKelcher	TPhilbeck	RWorley	Vote
2019-191	06/25/2019	TK	AF	AB	A	A	A	A	AB	A	U

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

Zoning Map Change: Z19-08 Clayton Homes (Applicant); Property Parcel: 207067, Located at 812 Dallas Spencer Mtn. Rd., Dallas, NC, Rezone from the (R-1) Single Family Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

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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. The proposed rezoning, from R-1 with urban standards overlay to R-2 with urban standards overlay is consistent with the Comprehensive Plan because the surrounding area is mostly residential.

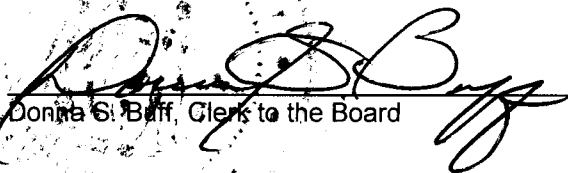
The Commission considers this action to be **reasonable** and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 207067, is hereby **approved**, effective with the passage of this Resolution.

- 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  
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## Planning Board Action

File #: 19-257

Commissioner Philbeck - Planning & Development Services - Zoning Map Change: Z19-08 Clayton Homes (Applicant); Property Parcel: 207067, Located at 812 Dallas Spencer Mtn. Rd., Dallas, NC, 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

### 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. Clayton Homes (Applicant); Rezone Parcel: 207067 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. A joint public hearing was advertised and held on June 25, 2019 with 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 - Z19-08; Maps - Z19-08

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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:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKeigher	TPhilbeck	Worley	Vote
2019-191	06/25/2019	TK	AF	AB	A	A	A	A	AB	A	U

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