



RESOLUTION TITLE: ZONING MAP CHANGE: Z20-05 NC DEPARTMENT OF TRANSPORTATION (C. BLAKE GUFFEY, DISTRICT SUPERVISOR) (APPLICANT); PROPERTY PARCEL: 170401 (PART OF), LOCATED AT DALLAS CHERRYVILLE HWY., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS TO THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY AND (US) URBAN STANDARDS OVERLAYS

WHEREAS, a County Ordinance was adopted on April 24, 2008 and a joint public hearing was held on January 28, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 170401 (part of)
Applicant: NC Department of Transportation, C. Blake Guffey, District Supervisor
Owner(s): NC State Highway Dept.
Property Location: Dallas Cherryville Hwy.
Request: Rezone Parcel 170401 (part of) from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (I-2) General Industrial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays

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)** or **(disapproval)** of the map change for parcel: 170401 (part of), located at Dallas Cherryville Hwy., Dallas, NC, from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (I-2) General Industrial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays on January 28, 2020 based on: the public hearing comment, staff recommendation, and the request is **(in accordance with)** or **(not in accordance with)** the County's Comprehensive Land Use Plan.

Motion: _____ Second: _____ Vote: _____
Aye: _____
Nay: _____
Absent: _____
Abstain: _____

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: Z20-05 NC Department of Transportation (C. Blake Guffey, District Supervisor) (Applicant); Property Parcel: 170401 (part of), Located at Dallas Cherryville Hwy., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (I-2) General Industrial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays

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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**) 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. Property parcel: 170401 (part of), is hereby (**approved**) or (**disapproved**), 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