



**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 Zoning 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 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, the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land plan with a (US) and (CH) overlay. Rural uses are generally residential or agricultural in nature. This particular proposed rezoning is consistent with the comprehensive plan because the subject area is only approximately one-tenth of an acre in size and abuts a much larger (I-2) parcel already in existence. No improvements can be built on the subject parcel, so such rezoning will not negatively impact the surrounding community.

Motion: Hollar Second: Barber Vote: Unanimous  
Aye: Attaway, Barber, Hurst, Harris, Hollar, Horne, Sain Vinson  
Nay: None  
Absent: Ally, 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	TKelgher	TPhillbeck	RWoodley	Vote
2020-033	01/28/2020	TK	BH	A	A	A	A	A	A	A	U

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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:

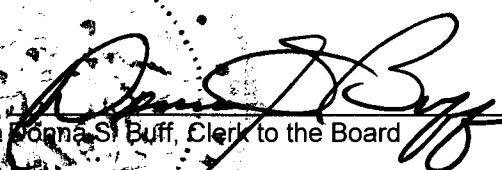
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land plan with a (US) and (CH) overlay. Rural uses are generally residential or agricultural in nature. This particular proposed rezoning is consistent with the comprehensive plan because the subject area is only approximately one-tenth of an acre in size and abuts a much larger (I-2) parcel already in existence. No improvements can be built on the subject parcel, so such rezoning will not negatively impact the surrounding community.

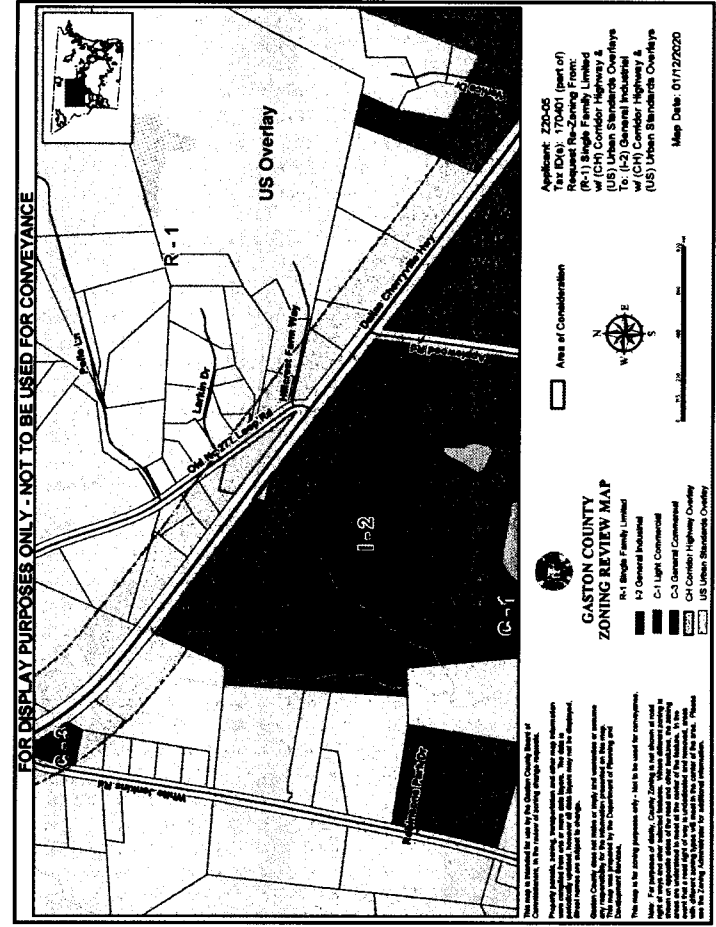
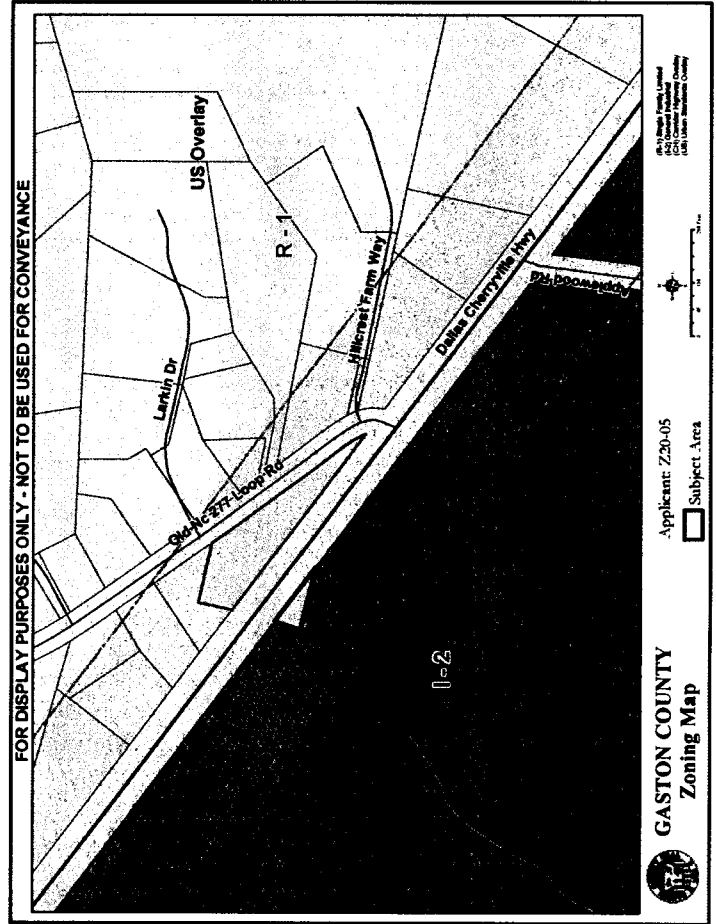
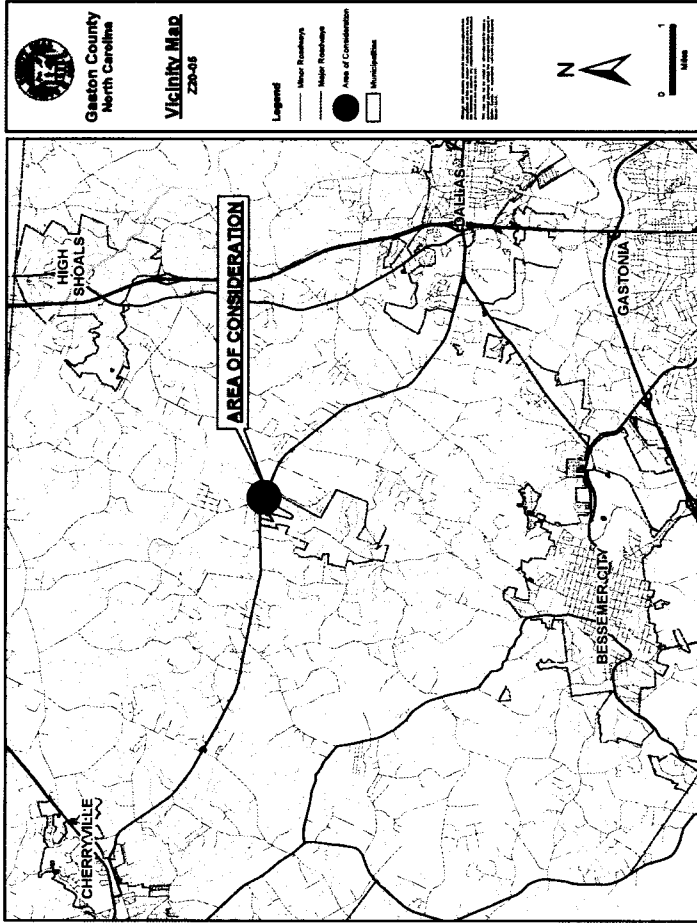
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 170401 (part of), is hereby approved, effective with the passage of this Resolution.

- 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  
www.gastongov.com

## Planning Board Action

File #: 20-004

Commissioner Philbeck - Planning & Development Services - 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

### 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. NC Department of Transportation (Applicant); 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 District with (CH) Corridor Highway and (US) Urban Standards Overlays. A joint public hearing was advertised and held on January 28, 2020 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 Z20-05; Maps - Z20-05

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NO.	DATE	M1	M2	CBrown	JBrown	AFrale	BHovis	TKelgher	TPhillbeck	RWerley	Vote
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