



RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD20-01, CH LAND COMPANY LLC (APPLICANT); PROPERTY PARCELS: 172387, 172379, 172378, 172377, AND 172375, LOCATED AT OLD DALLAS HWY., DALLAS, NC, REZONE FROM THE (RS-8) SINGLE FAMILY 8,000 SQUARE FEET ZONING DISTRICT TO THE (CD/RS-8) CONDITIONAL DISTRICT/SINGLE FAMILY 8,000 SQUARE FEET ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on July 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): 172387, 172379, 172378, 172377, 172375

Applicant: CH Land Company LLC

Owner(s): Lynn Leslie McLean Jr./Suzanne B. McLean, Francina Newby, CHLC Investments LLC

Property Location: Old Dallas Hwy.

Request: Rezone Parcels 172387, 172379, 172378, 172377, and 172375, from the (RS-8) Single Family 8,000 square feet Zoning District to the (CD/RS-8) Conditional District/Single Family 8,000 square feet 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 as conditioned)** or **(disapproval)** of the map change for parcels: 172387, 172379, 172378, 172377, and 172375, located at Old Dallas Hwy., Dallas, NC, from the (RS-8) Single Family 8,000 square feet Zoning District to the (CD/RS-8) Conditional District/Single Family 8,000 square feet Zoning District, on July 28, 2020 based on: the public hearing comment, staff recommendation, and the request is **(reasonable)** or **(not reasonable)** and in the public interest and 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

Zoning Map Change: CD20-01 CH Land Company LLC (Applicant); Property Parcels: 172387, 172379, 172378, 172377, and 172375, Located at Old Dallas Hwy., Dallas, NC, Rezone from the (RS-8) Single Family 8,000 Square Feet Zoning District to the (CD/RS-8) Conditional District/Single Family 8,000 Square Feet 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)** or **(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 parcels: 172387, 172379, 172378, 172377, and 172375, is hereby **(approved as conditioned)** 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

Donna S. Buff, Clerk to the Board

Exhibit A
Conditions of Approval
CD20-01
"To be attached upon approval"