



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, IN ORDER TO ALLOW A (163) LOT RESIDENTIAL DEVELOPMENT

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, in order to allow a (163) lot residential development

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 (Exhibit A) 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, in order to allow a (163) lot residential development, on July 28, 2020 based on: the public hearing comment, staff recommendation, and 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 Suburban Development future land use

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	AFaley	BHovis	TKeigher	TPhilbeck	RWotley	Vote
2020-199	07/28/2020	JB	CB	A	A	A	A	A	A	A	U

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

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Motion: Vinson
 Aye: Ally, Brooks, Hurst, Harris, Hollar, Horne, Houchard, Sain, Vinson
 Nay: None
 Absent: Attaway
 Abstain: None

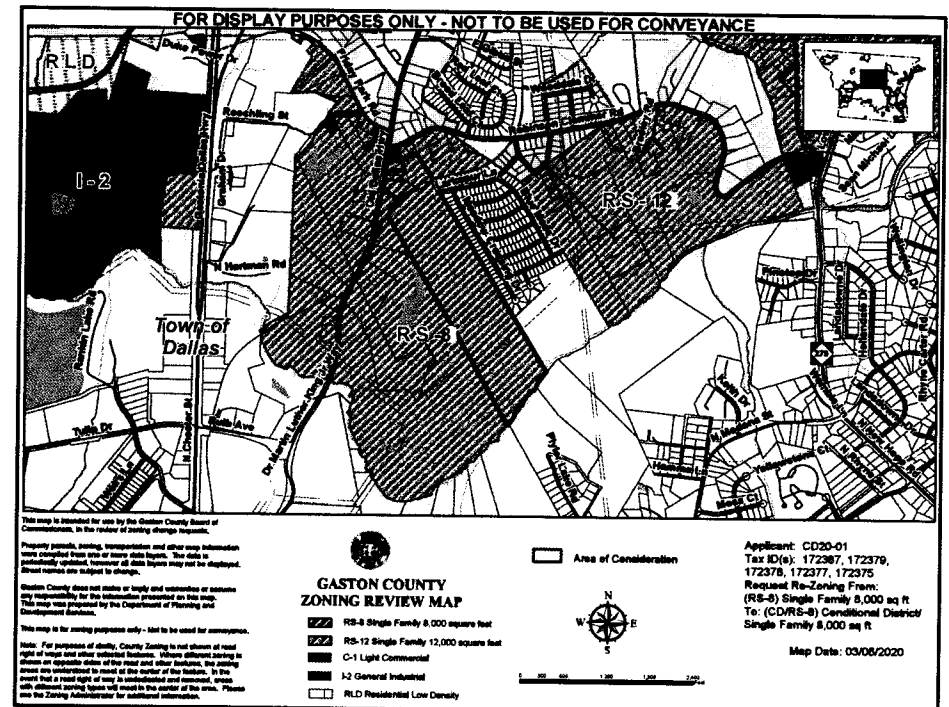
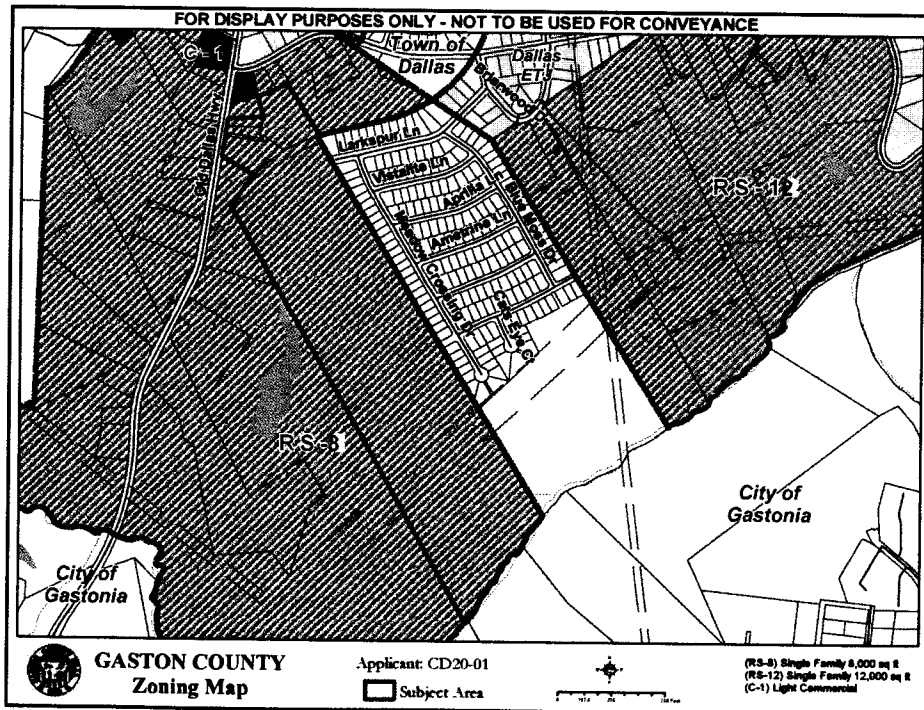
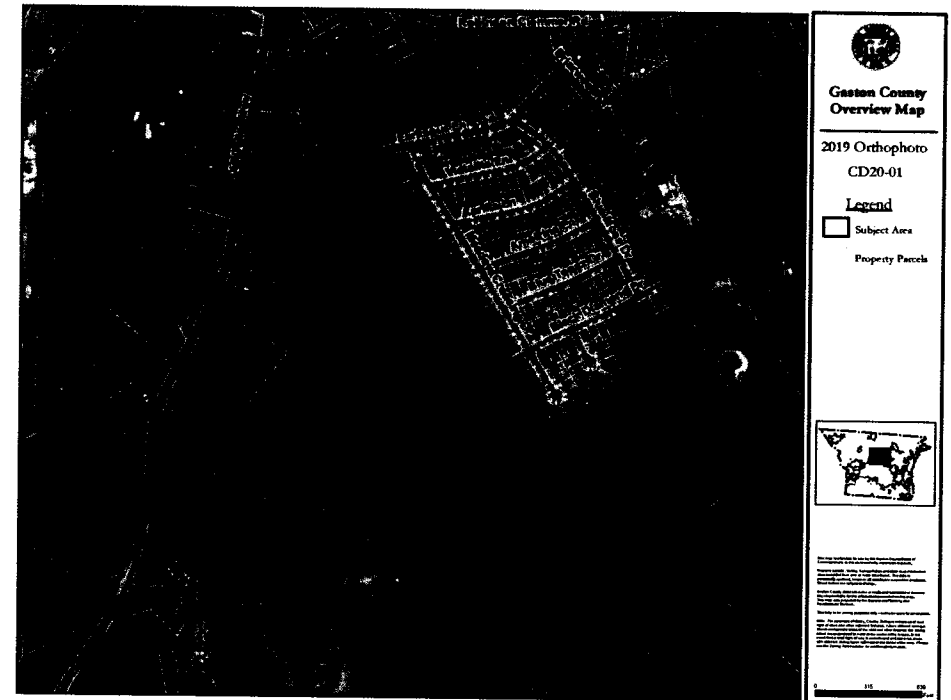
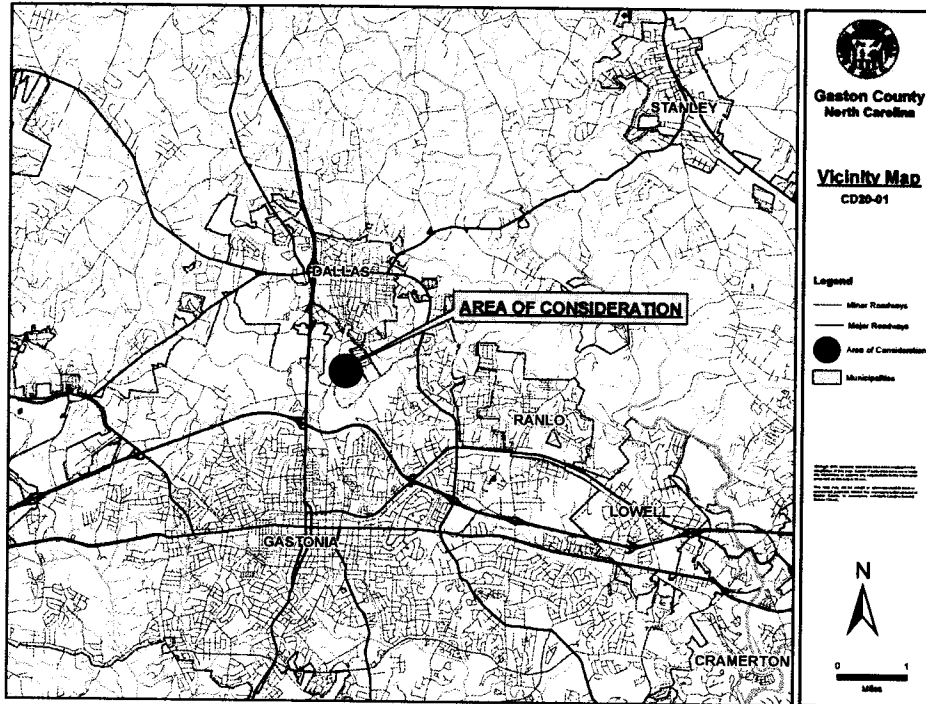
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Suburban Development future land use plan. Suburban Development allows for residential development to exist around commercial pockets representing a standard suburban center. The use, going from (RS-8) to (CD/RS-8) will make the subject parcel primarily residential in nature, which is consistent with the Suburban Development designation and is in harmony with the uses of the surrounding neighborhood. The (CD) Conditional District designation will also help foster higher quality development for the parcel.

2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Donna S. Buff, Clerk to the Board

Exhibit A
CONDITIONS OF APPROVAL
CD20-01

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. The zoning is conditioned upon the conceptual site plan and representative elevations as attached.
5. Before the preliminary subdivision plat will be approved, details of the water/sewer utility agreements must be provided by Two Rivers Utilities.
6. Before the preliminary subdivision plat will be approved, details of an amenity center must be provided.





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 20-130

Commissioner Philbeck - Planning & Development Services - 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, in Order to Allow a (163) Lot Residential Development

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. CH Land Company LLC (Applicant), applied for a zoning map change 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, in order to allow a (163) lot Residential Development. Said property consists of approximately 64.61 acres to be rezoned with this request, located at Old Dallas Hwy., Dallas, NC in the Dallas Township. A joint public hearing was advertised for and held on July 28, 2020, 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 - CD20-01; Maps - CD20-01

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