



**RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD21-02 GERALD L. & SANDRA F. LUTZ (APPLICANTS); PROPERTY PARCEL: 303483, LOCATED AT 359 HUFFSTETLER LAKE RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (CD/C-1) CONDITIONAL DISTRICT / LIGHT COMMERCIAL ZONING DISTRICT, IN ORDER TO ALLOW CONTRACTOR'S OFFICE AND OPERATIONS CENTER**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on January 26, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	303483
Applicant(s):	Gerald L. & Sandra F. Lutz
Owner(s):	Gerald L. & Sandra F. Lutz
Property Location:	359 Huffstetler Lake Rd.
Request:	Rezone Parcel 303483, from the (R-1) Single Family Limited Zoning District to the (CD/C-1) Conditional District / Light Commercial Zoning District, in order to allow Contractor's Office and Operations Center

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, as conditioned, for parcel: 303483, located at 359 Huffstetler Lake Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (CD/C-1) Conditional District / Light Commercial Zoning District, in order to allow Contractor's Office and Operations Center, on January 11, 2021 based on: staff recommendation and applicant testimony; and the request is reasonable and in the public interest and in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (CD/C-1) will make the subject parcel commercial in nature, while allowing for residential uses, which is consistent with the Rural designation and is in harmony with other commercial uses within the immediate vicinity.

Motion: Vinson                      Second: Brooks                      Vote: Unanimous  
Ayes: Ally, Brooks, Fallon, Hollar, Horne, Houchard, Hurst, Sain, Vinson  
Nay: None  
Absent: Harris  
Abstain: None

Zoning Map Change: Conditional District CD21-02 Gerald L. & Sandra F. Lutz (Applicants); Property Parcel: 303483, Located at 359 Huffstetler Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (CD/C-1) Conditional District / Light Commercial Zoning District, in order to allow Contractor's Office and Operations Center

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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: 303483, is **(hereby approved as conditioned {Exhibit A}, effective with the passage of this resolution)** or **(hereby disapproved)**.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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Tom Keigher, Chairman  
Gaston County Board of Commissioners

Attest:

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Donna S. Buff, Clerk to the Board

Exhibit A  
Conditions of Approval  
CD21-02

*"To be attached upon approval"*