



# Gaston County

Gaston County  
Board of Commissioners  
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## Board Action Report

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**File #:** 19-068, **Version:** 1

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Commissioner Chad Brown - Planning/Development Services - Parallel Conditional Use Permit (PCUP): PCUP19-01, Justin Dugan (Applicant); Property Parcel: 166155, Located at 163 Jennings Rd., Dallas, NC, Request for a PCUP Zoning District from the (R-1) Single Family Limited Zoning District to the (CU/C-3) Conditional Use / General Commercial Zoning District, in order to allow Contractor's Office/Equipment Storage Yard

### **STAFF CONTACT**

David L. Williams - Planning Director - 704-866-3473

### **BACKGROUND**

Chapter 5 of the Unified Development Ordinance provides for issuance of a Conditional Use Permit for parcels which have been zoned as a Conditional Use District. A quasi-judicial public hearing is required which allows for sworn testimony before the Board of County Commission and Planning Board prior to consideration of the Conditional Use Permit. Planning Board recommendation and Board of Commission approval or disapproval on Parallel Conditional Use District map amendments, with recommendation on same by the Planning Board and final approval or disapproval shall be based on four findings (outlined in the ordinance) made on factual evidence provided through the public hearing process. Justin Dugan (Applicant), applied for a zoning map change from the (R-1) Single Family Zoning District to the (CU/C-3) Conditional Use / General Commercial Zoning District (PCUP) in order to allow Contractor's Office/Equipment Storage Yard. Said property consists of 1.89 acres, located at 163 Jennings Rd., Dallas, NC in the Dallas Township. A joint public hearing was advertised for and held on February 26, 2019 to take sworn testimony relating to issuance of a Conditional Use Permit, with the public hearing comments being on file in the commission Clerk's Office.

### **ATTACHMENTS**

Resolution - PCUP19-01; Maps - PCUP19-01