



RESOLUTION TITLE: Zoning Map Change: Z16-06, Michael R. Dean, (Applicant); Property Parcels: 139279 and 139281 located at 2306 South York Road, Gastonia, from (RS-8) Single Family 8,000 square feet Zoning District to (C-3) General Commercial Zoning District

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing held on October 11, 2016 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Numbers: 139279 and 139281
Applicant: Michael R. Dean
Owner: Michael R. Dean
Property Location: 2306 South York Road
Request: To rezone Property Parcels: 139279 and 139281 located at 2306 South York Road in Gastonia, NC, totaling 2.61 acres from (RS-8) Single Family 8,000 square feet Zoning District to the (C-3) General Commercial Zoning District

WHEREAS, public hearing comments are on file in the Commission Clerk's Office as part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change for parcels: 139279 and 139281, located at 2306 South York Road, Gastonia, NC, totaling 2.61 acres from (RS-8) Single Family 8,000 square feet Zoning District to the (C-3) General Commercial Zoning District, public hearing comment, staff recommendation, and request is in accordance with the County's Comprehensive Plan.

Motion: Attaway Second: Stevens Vote: Unanimous
 Aye: Hollar, Houchard, Hurlocker
 Nay: None
 Absent: Barber, Cloninger, Coyle, Delaney
 Abstain: None

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	Brown	Carpenter	Fraleigh	Kelgher	Philbeck	Price	Williams	Vote
2016-297	10/11/2016	AF	JC	AB	A	A	A	AB	AB	A	U

DISTRIBUTION:
 Laserfiche Users

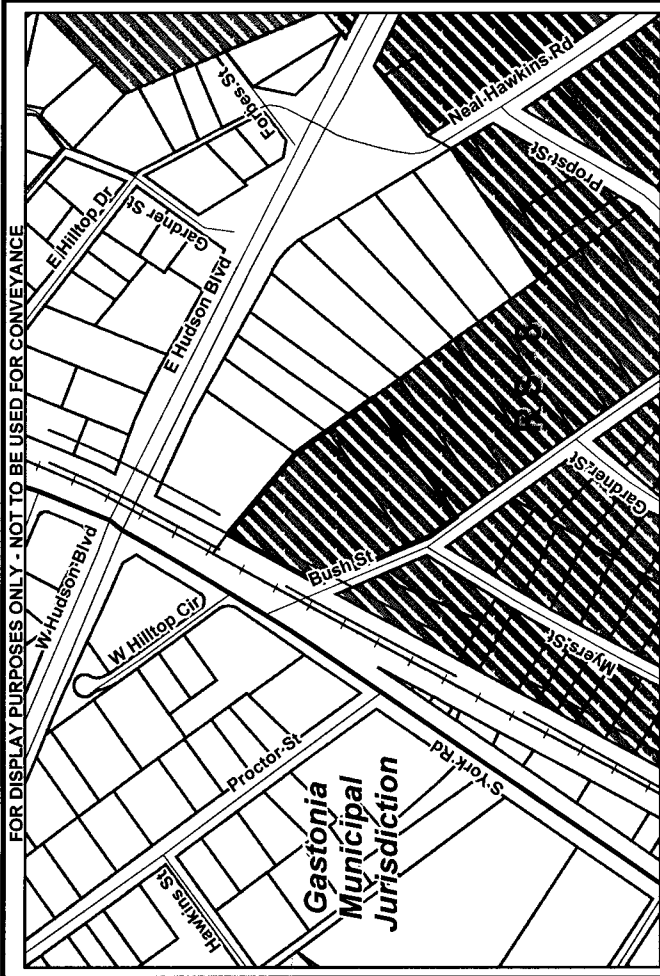
Zoning Map Change: Z16-06, Michael R. Dean, (Applicant); Property Parcels: 139279 and 139281 located at 2306 South York Road, Gastonia, from (RS-8) Single Family 8,000 square feet Zoning District to (C-3) General Commercial Zoning District
Page 2

Now, Therefore, Be It Resolved by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

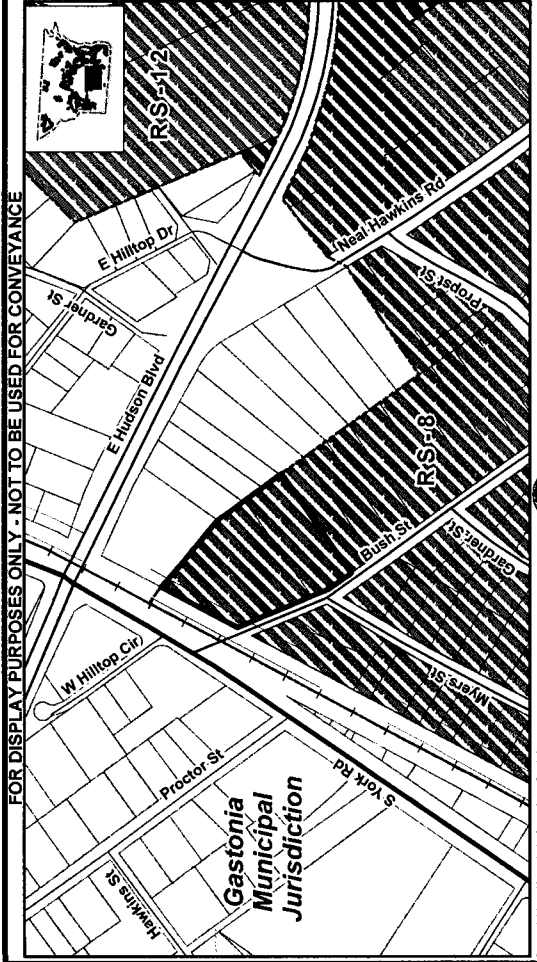
- 1) The map change request is consistent with the County's approved Comprehensive Plan and the Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Parcels: 139279 and 139281, be approved effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

RS-12

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY ZONING
 Applicant: Z16-06
 RS-8 Residential 8,000 sq ft
 RS-12 Residential 12,000 sq ft



GASTON COUNTY ZONING REVIEW MAP
 Applicant: Z16-06
 Tax Id: 139279
 Request Re-Zoning from:
 RS-8 Residential 8,000 sq ft
 To: C-3 General Commercial
 Map Date: 8/29/2016

LEGEND
 [Symbol] RS-8 Residential 8,000 sq ft
 [Symbol] RS-12 Residential 12,000 sq ft
 [Symbol] Area of Consideration



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

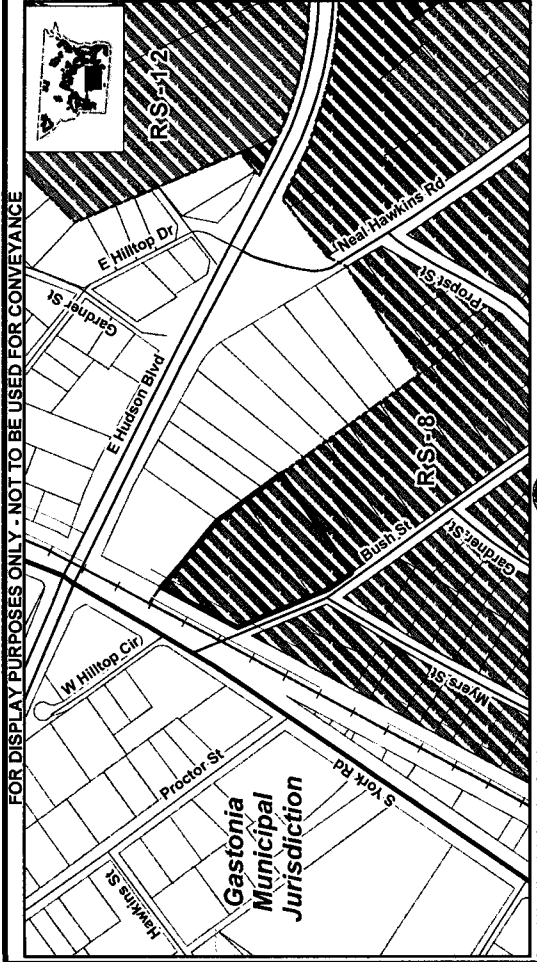
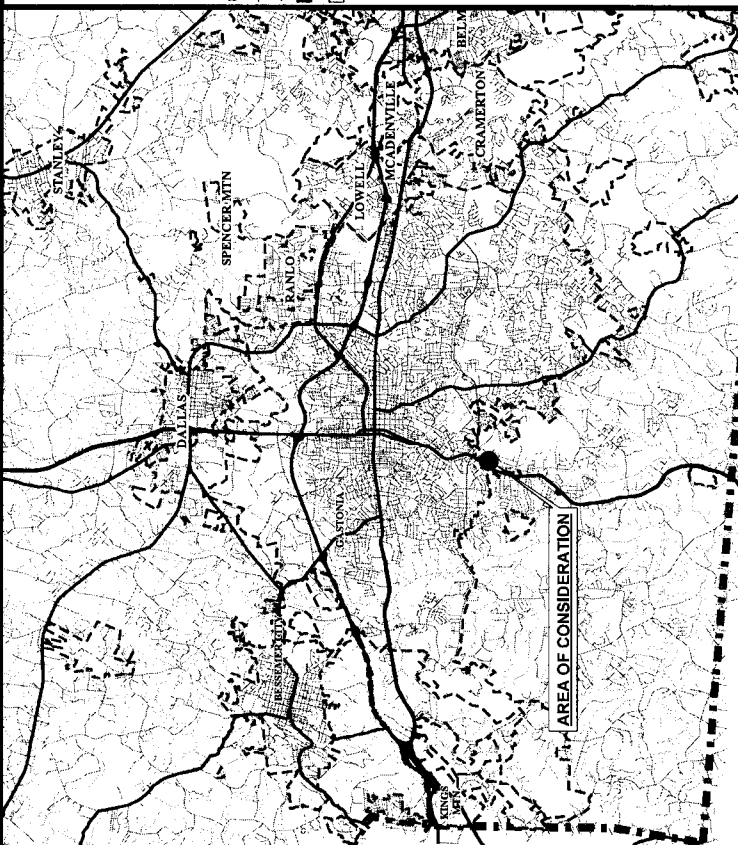
Gastonia County North Carolina

Vicinity Map

Legend
 Minor Roadways
 Major Roadways
 Area of Consideration
 Municipalities

Although this vicinity map is intended to provide a general overview of the location of the subject area, it does not make or imply any representation as to the accuracy of the information shown on the map. The user should refer to the official plat for the subject area for more detailed information.

This map may not be used for reproduction or other uses without the express written consent of Gastonia County, North Carolina. General Services Department.



Gastonia County Zoning Review Overview Map
 2015 Aerial Imagery
 Z16-06

Legend
 Subject Area
 Property Parcels



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 16-494

Commissioner Williams - Zoning Map Change: Z16-06, Michael R. Dean, (Applicant); Property Parcels: 139279 and 139281 located at 2306 South York Road, Gastonia, from (RS-8) Single Family 8,000 square feet Zoning District to (C-3) General Commercial Zoning District

STAFF CONTACT

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

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

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. Michael R. Dean (Applicant); Property Parcels: 139279 and 139281 from (RS-8) Single Family 8,000 square feet Zoning District to the (C-3) General Commercial Zoning District, located at 2306 South York Road, Gastonia, NC, as listed in the Gaston County Tax Office. Property consists of 2.61 acres for rezoning consideration.

A joint public hearing was advertised and held on October 11, 2016 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.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution - Z16-06 and Maps Z16-06

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	Brown	Carpenter	Fraley	Kelgher	Phillbeck	Price	Williams	Vote
2016-297	10/11/2016	AF	JC	AB	A	A	A	AB	AB	A	U

DISTRIBUTION:

Laserfiche Users