



**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**) or (**not 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**) or (**not in accordance with**) the County's Comprehensive Plan.

Motion:

Second:

Vote:

Aye:

Nay:

Absent:

Abstain:

**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**  
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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 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. Parcels: 139279 and 139281, be (**approved**) 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.