



RESOLUTION TITLE: ZONING MAP CHANGE: Z19-09 MRJ INVESTMENT LLC (RAY HAMAM) (APPLICANT); PROPERTY PARCELS: 143462 AND 143464, LOCATED AT 3610 & 3612 LITTLE MOUNTAIN RD., GASTONIA, NC, REZONE FROM THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT TO THE (RS-8) SINGLE FAMILY 8,000 SQ FT ZONING DISTRICT

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on August 27, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 143462, 143464
Applicant: MRJ Investment LLC (Ray Hamam)
Owner(s): MRJ Investment LLC
Property Location: 3610 & 3612 Little Mountain Rd., Gastonia, NC
Request: Rezone Parcels 143462 and 143464 from the (I-2) General Industrial Zoning District to the (RS-8) Single Family 8,000 sq ft Zoning District

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)** or **(disapproval)** of the map change for parcels: 143462 and 143464, located at 3610 & 3612 Little Mountain Rd., Gastonia, NC, from the (I-2) General Industrial Zoning District to the (RS-8) Single Family 8,000 sq ft Zoning District on August 27, 2019 based on: the public hearing comment, staff recommendation, and the request is **(in accordance with)** or **(not in accordance with)** the County's Comprehensive Land Use Plan.

Motion: Second: Vote:
Aye:
Nay:
Absent:
Abstain:

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:

Zoning Map Change: Z19-09 MRJ Investment LLC (Ray Hamam) (Applicant); Property Parcels: 143462 and 143464, Located at 3610 & 3612 Little Mountain Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District to the (RS-8) Single Family 8,000 Sq Ft 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 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 parcels: 143462 and 143464, is hereby (**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.

Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:

Donna S. Buff, Clerk to the Board