



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 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, the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The property in question is in a future land use designation of Suburban Development. Suburban Development allows for residential development and commercial development to support the nearby residential uses. The use, going from (I-2) to (RS-8) will make the subject parcels primarily residential in nature, which is consistent with the Suburban Development designation and is in harmony with the uses of the surrounding neighborhood. The various overlays will also ensure that the property is developed according to higher standards.

Motion: Houchard Second: Hurst Vote: Unanimous
Aye: Attaway, Barber, Hurst, Harris, Hollar, Horne, Houchard, Sain, Vinson
Nay: None
Absent: Ally
Abstain: None

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:

NO.	DATE	M1	M2	CBrown	JBrown	AFrley	BHovls	TKelgher	TPhilbeck	BWorley	Vote
2019-243	08/27/2019	TK	RW	A	A	A	A	A	A	A	U

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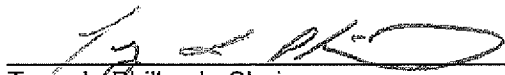
Zoning Map Change: Z19-09 MRJ Investment LLC (Ray Hamam) (Applicant); Property Parcels: 143462 and 143464, Located at 3610 & 3612 Little Mountain Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District to the (RS-8) Single Family 8,000 Sq Ft Zoning District
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NOW, 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 with the County's approved Comprehensive Land Use Plan. The property in question is in a future land use designation of Suburban Development. Suburban Development allows for residential development and commercial development to support the nearby residential uses. The use, going from (I-2) to (RS-8) will make the subject parcels primarily residential in nature, which is consistent with the Suburban Development designation and is in harmony with the uses of the surrounding neighborhood. The various overlays will also ensure that the property is developed according to higher standards.

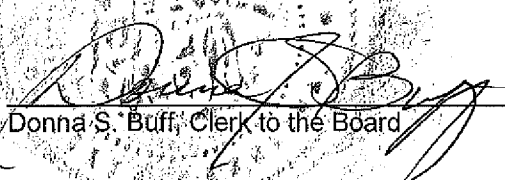
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 143462 and 143464, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

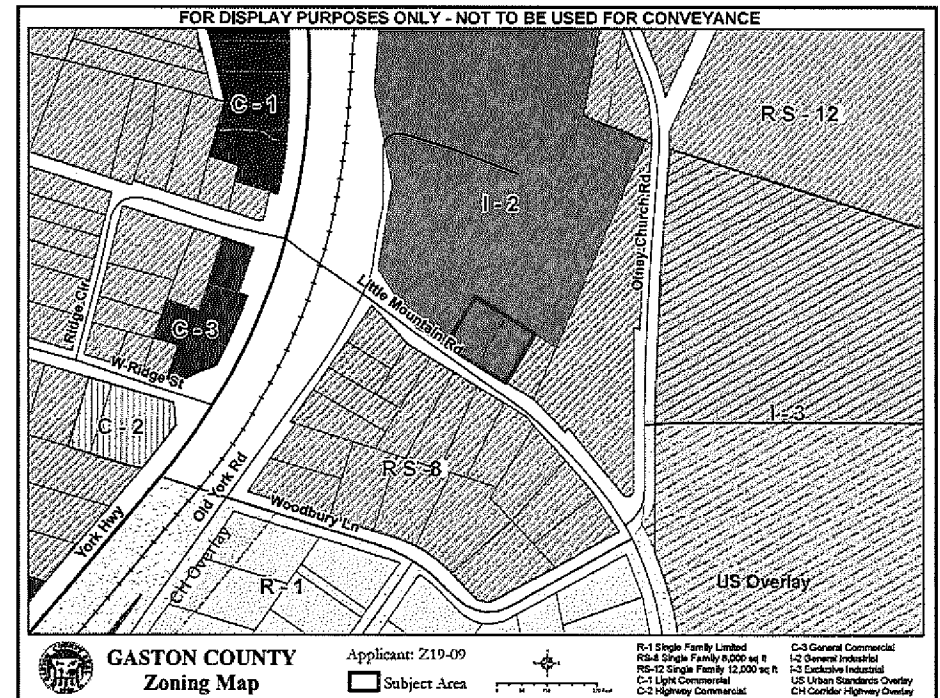
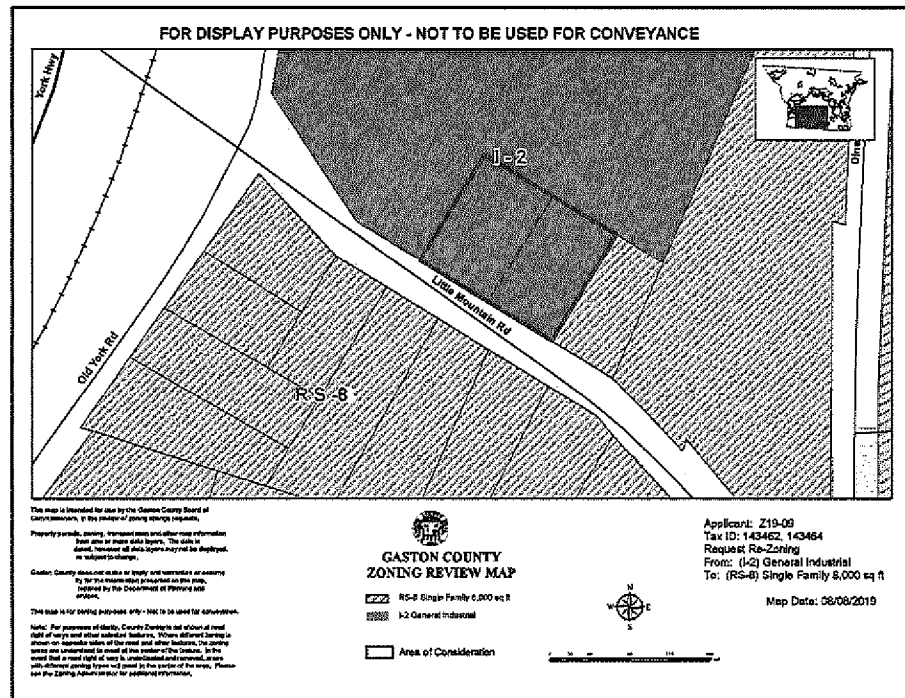
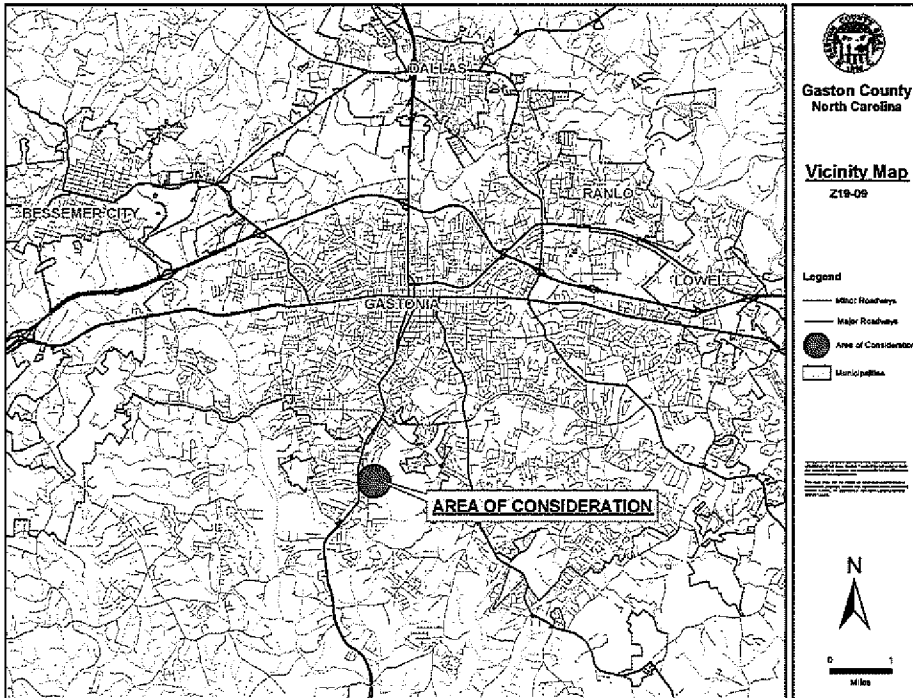


Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:



Donna S. Buff, Clerk to the Board





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 19-335

Commissioner Keigher - Planning & Development Services - 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

STAFF CONTACT

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

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. MRJ Investment LLC (Ray Hamam) (Applicant); 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. A joint public hearing was advertised and held on August 27, 2019 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.

ATTACHMENTS

Resolution - Z19-09; Maps - Z19-09

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