



**RESOLUTION TITLE: ZONING MAP CHANGE: Z22-14 AMY HIGH CROCKER (APPLICANT); PROPERTY PARCEL: 179167, LOCATED AT 211 SMITH RD., MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLY TO THE (C-2) HIGHWAY COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held on June 28, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 179167  
Applicant(s): Amy High Crocker  
Owner(s): Daystar Baptist Church  
Property Location: 211 Smith Rd.  
Request: Rezone Parcel 179167 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-2) Highway Commercial Zoning District with (US) Urban Standards Overlay

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 parcel: 179167, located at 211 Smith Rd., Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-2) Highway Commercial Zoning District with (US) Urban Standards Overlay on June 6, 2022 based on: staff recommendation; and the request is reasonable and in the public interest and the request is in accordance with the County’s Comprehensive Land Use Plan. The proposed rezoning is in the Suburban Development future land use plan. The area consists of significant single-family residential homes, along with pockets of commercial businesses. The use, going from (R-1) to (C-2) will make the subject parcel commercial in nature, which is consistent with the Suburban Development designation and is in harmony with uses within the immediate vicinity.

Motion: Brooks    Second: Horne    Vote: 6-1  
Ayes: Brooks, Harris, Horne, Houchard, Hurst, Sadler  
Nay: Vinson  
Absent: Ally, Magee  
Abstain: None

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**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:**

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Zoning Map Change: Z22-14 Amy High Crocker (Applicant); Property Parcel: 179167, Located at 211 Smith Rd., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-2) Highway Commercial Zoning District with (US) Urban Standards Overlay  
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NOW, THEREFORE, BE IT RESOLVED by the County Commission, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 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. Therefore, the map change request for Property parcel: 179167, is (**hereby approved, effective with the passage of this Resolution**) or (**hereby disapproved**).
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:

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Donna S. Buff, Clerk to the Board