



**RESOLUTION TITLE: ZONING MAP CHANGE: Z16-01 ANDREW AND DAPHNEY TENCH (APPLICANTS); PROPERTY PARCELS: 223174, 223173 AND 223175, LOCATED ON MCGINNIS STREET, OLD HICKORY GROVE ROAD AND WEST CATAWBA AVENUE IN MT. HOLLY, NC, ZONED (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT W/US OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT W/US OVERLAY**

**WHEREAS,** a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on March 22, 2016 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

**Tax Parcel Numbers:** 223174, 223173 and 223175  
**Applicants:** Andrew and Daphney Tench  
**Property Location:** McGinnis Street, Old Hickory Grove Road and West Catawba Avenue located in Mt. Holly, NC  
**Request:** To rezone 2.67 acres (223174, 223173 and 223175) to (R-1) Single Family Limited Zoning District w/US Overlay to the (R-2) Single Family Moderate Zoning District w/US Overlay.

**WHEREAS,** 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 # 223174, 223173 and 223175 located on McGinnis Street, Old Hickory Grove Road and West Catawba Avenue in Mt. Holly, NC, zoned (R-1) Single Family Limited Zoning District w/US Overlay to the (R-2) Single Family Moderate Zoning District w/US Overlay on March 22, 2016 based on: public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Cloninger                      Second: Hollar                      Vote: Unanimous  
Ayes: Attaway, Barber, Cloninger, Coyle, Hollar, Hurlocker  
Nay: None  
Absent: Ally, Delaney, Stevens  
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:

*Donna S. Buff*

NO.	DATE	M1	M2	Brown	Carpenter	Fraley	Keigher	Philbeck	Price	Williams	Vote
2016-093	03/22/2016	JC	CB	A	A	N	A	A	N	A	5 - 2

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Zoning Map Change: Z16-01 Andrew and Daphney Tench (Applicants); Property Parcels: 223174, 223173 and 223175, Located on McGinnis Street, Old Hickory Grove Road and West Catawba Avenue in Mt. Holly, NC, Zoned (R-1) Single Family Limited Zoning District w/US Overlay to the (R-2) Single Family Moderate Zoning District w/US Overlay  
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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 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. 223174, 223173 and 223175, 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.



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 16-103

Commissioner Brown - Zoning Map Change: Z16-01 Andrew and Daphney Tench (Applicants); Property Parcels: 223174, 223173 and 223175, Located on McGinnis Street, Old Hickory Grove Road and West Catawba Avenue in Mt. Holly, NC, Zoned (R-1) Single Family Limited Zoning District w/US Overlay to the (R-2) Single Family Moderate Zoning District w/US Overlay

### STAFF CONTACT

David L. Williams, Planning Director - (704-866-3473); david.williams@gastongov.com

### 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.

Andrew and Daphney Tench (Applicants); Property Parcels: 223174, 223173 & 223175 from (R-1) Single Family Limited Zoning District w/US Overlay to (R-2) Single Family Moderate Zoning District w/US Overlay located on McGinnis Street, Old Hickory Grove Road and West Catawba Ave, Mt. Holly, NC, as listed in the Gaston County Tax Office. Property consists of approximately 2.67 acres for rezoning consideration.

A joint public hearing was advertised and held on March 22, 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

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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	Keigher	Philbeck	Priest	Williams	Vote
2016-093	03/22/2016	JC	CB	A	A	N	A	A	N	A	5 - 2

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