



**RESOLUTION TITLE: ZONING MAP CHANGE: Z20-12 SAMANTHA MCQUEEN THORNBURG (APPLICANT); PROPERTY PARCEL: 303426, LOCATED AT SANDY FORD RD., MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on August 25, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 303426  
Applicant: Samantha McQueen Thornburg  
Owner(s): Samantha McQueen Thornburg  
Property Location: Sandy Ford Rd.  
Request: Rezone Parcel 303426 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate 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: 303426, located at Sandy Ford Rd., Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on August 25, 2020 based on: the public hearing comment, staff recommendation, and the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan with a (US) Urban Standards Overlay. Rural areas allow for residential homes located no large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will make the subject parcel residential in nature, which is consistent with the Rural Designation and is in harmony with the uses of the surrounding area. The (US) Overlay will also help foster higher quality development for the parcel.

Motion: Vinson Second: Houchard Vote: Unanimous  
Aye: Ally, Attaway, Brooks, Hurst, Harris, Hollar, Horne, Houchard, Vinson  
Nay: None  
Absent: Sain  
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	AFrale	BHovls	TKelgher	TPhilbeck	RWorley	Vote
2020-233	08/25/2020	CB	TK	A	A	A	A	A	A	A	U

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Z20-12 Samantha McQueen Thornburg (Applicant); Property Parcel: 303426, Located at Sandy Ford Rd., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards 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:

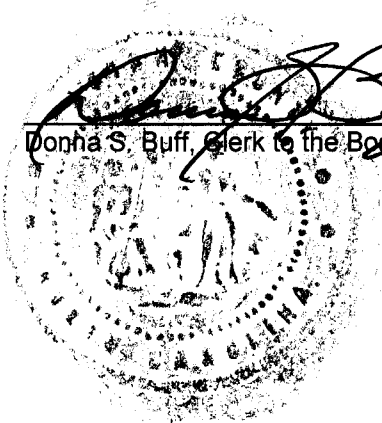
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan with a (US) Urban Standards Overlay. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will make the subject parcel residential in nature, which is consistent with the Rural Designation and is in harmony with the uses of the surrounding area. The (US) Overlay will also help foster higher quality development for the parcel.

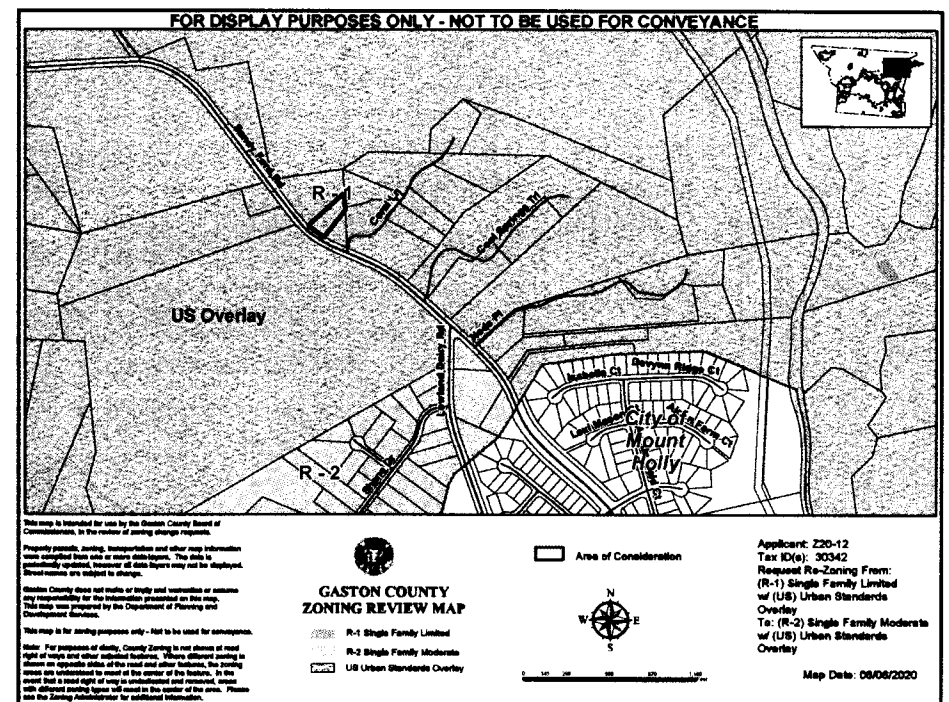
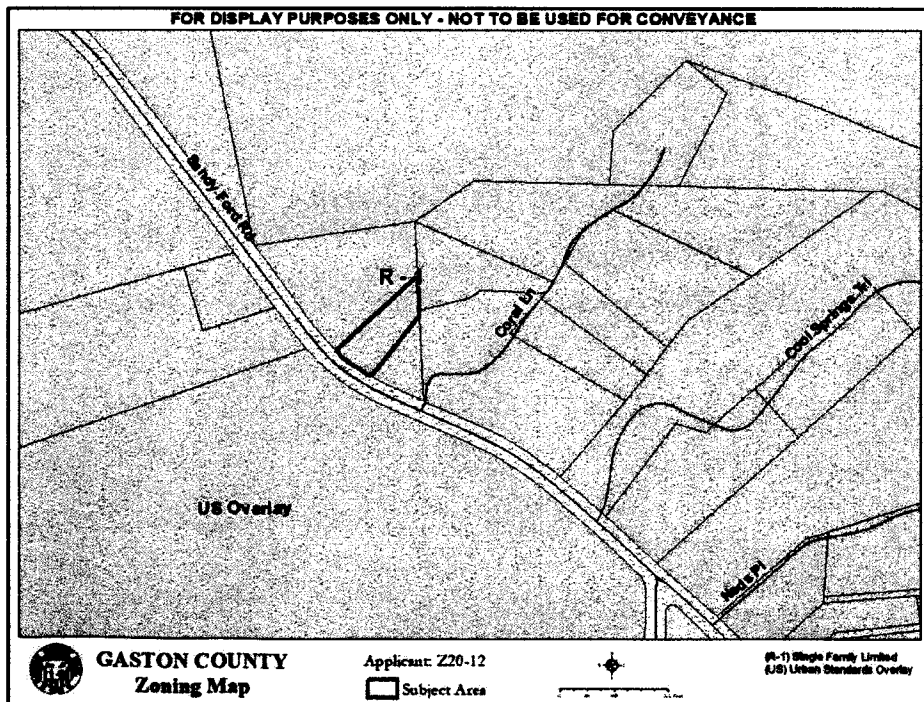
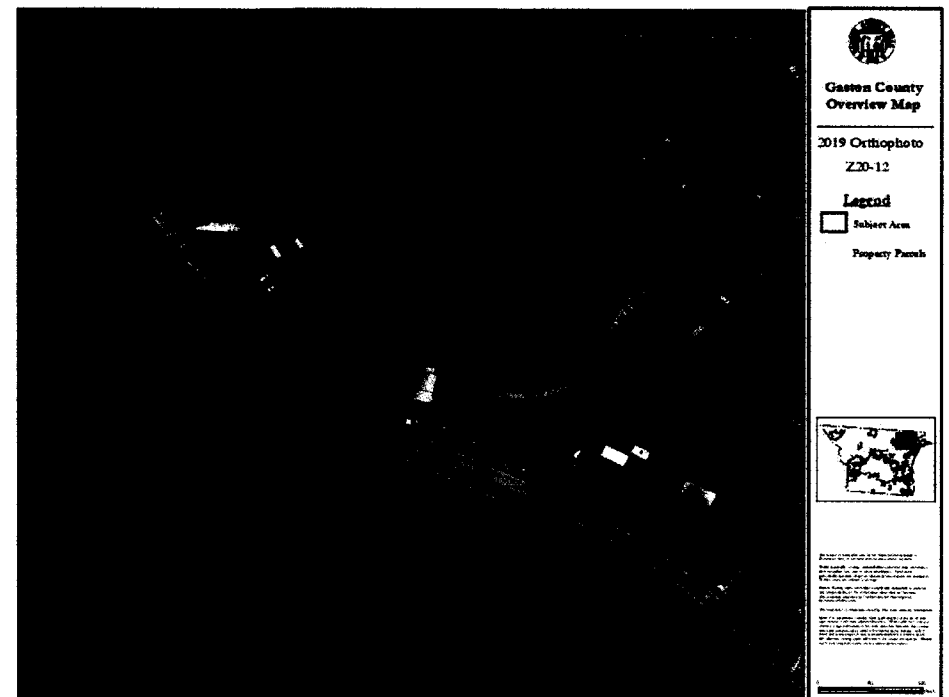
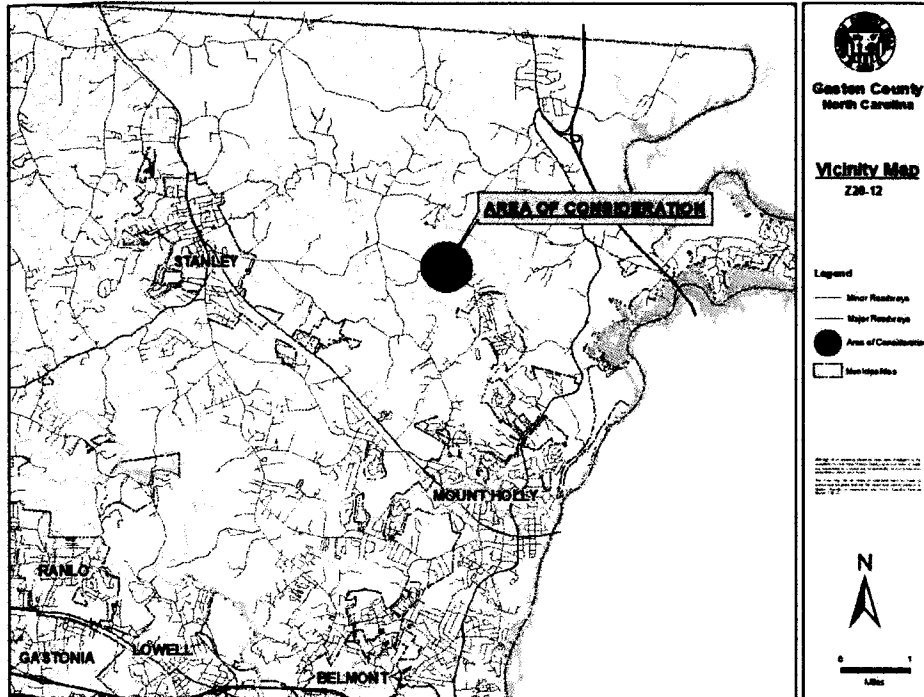
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 303426, is hereby approved, effective with the passage of this Resolution.

- 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

  
\_\_\_\_\_  
Donha S. Buff, Clerk to the Board







# Gaston County

Gaston County  
Board of Commissioners  
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## Planning Board Action

File #: 20-378

Commissioner Chad Brown - Planning & Development Services - Zoning Map Change: Z20-12 Samantha McQueen Thornburg (Applicant); Property Parcel: 303426, Located at Sandy Ford Rd., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

### 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. Samantha McQueen Thornburg (Applicant); Rezone Parcel: 303426 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay. A joint public hearing was advertised and held on August 25, 2020 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 - Z20-12; Maps - Z20-12

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	BHovis	Tkelgher	TPimbeck	RWorley	Vote
2020-233	08/25/2020	CB	TK	A	A	A	A	A	A	A	U

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