



**RESOLUTION TITLE: ZONING MAP CHANGE: Z22-12 STEVEN DAVIDSON (APPLICANT);
PROPERTY PARCEL: 175088, LOCATED AT 107 HENDERSON
STREET, MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE
FAMILY LIMITED ZONING DISTRICT WITH (US) AND (CH)
OVERLAYS TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT
WITH (US) AND (CH) OVERLAYS**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held on April 26, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 175088
Applicant(s): Steven Davidson
Owner(s): Robert Bennett Jr.
Property Location: 107 Henderson Street, Mount Holly
Request: Rezone Parcel 175088 from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (C-1) Light Commercial Zoning District with (US) and (CH) Overlays

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: 175088, located at 107 Henderson Street, Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (C-1) Light Commercial Zoning District with (US) and (CH) Overlays on April 4, 2022 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan and rezoning the parcel would bring the existing commercial structure into compliance with the correct zoning.

Motion: Sadler Second: Hurst Vote: Unanimous
Aye: Hurst, Horne, Magee, Sadler, Vinson
Nay: None
Absent: Ally, Brooks, Harris
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:

Zoning Map Change: Z22-12 Steven Davidson (Applicant); Property 175088, located at 107 Henderson Street, Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (C-1) Light Commercial Zoning District with (US) and (CH) Overlays

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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: 175088, 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.

Chad Brown, Chairman

ATTEST:

Donna S. Buff, Clerk to the Board