

TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-24-08-23-00190,

BLAKE JOHNSON (APPLICANT); PROPERTY PARCEL: 203165, LOCATED AT 2535 TRYON COURTHOUSE RD., BESSEMER CITY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (CD/C-3) GENERAL COMMERCIAL CONDITIONAL DISTRICT

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on December 10, 2024, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 203165

Applicant(s): Blake Johnson

Owner(s): Shady Grove Bap Ch Cherryville

Property Location: 2535 Tryon Courthouse Rd., Bessemer City

Request: Rezone from the (R-1) Single Family Limited Zoning District to

the (CD/C-3) General Commercial Conditional 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 request, as conditioned, for parcel 203165, located at 2535 Tryon Courthouse Rd., Bessemer City, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (CD/C-3) General Commercial Conditional District on November 20, 2024, based on: staff recommendation; and the request is reasonable and in the public interest and it is consistent with the goals of the County's Comprehensive Land Use Plan as it will maintain the rural "feel" of the community, while allowing for increased job and economic opportunities.

Motion: Crane Second: Sadler Vote: Unanimous Aye: Brooks, Crane, Harris, Harvey, Horne, Hurst, Magee, Marcantel, Sadler, Williams

Nay: None Absent: None 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: Conditional District REZ-24-08-23-00190, Blake Johnson (Applicant); Property Parcel: 203165, Located at 2535 Tryon Courthouse Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (CD/C-3) General Commercial Conditional District Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.
- NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:
 - 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: 203165, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (CD/C-3) General Commercial Conditional District.
 - 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Chad Brown, Chairman Gaston County Board of Commissioners
ATTEST:
Donna S. Buff, Clerk to the Board

Exhibit A Conditions of Approval REZ-24-08-23-00190

"To be attached upon approval"