



TITLE: ZONING MAP CHANGE: REZ-25-03-11-00218, FRED SEELEY (APPLICANT); PROPERTY PARCEL: 135660, LOCATED AT 340 WHITE JENKINS RD., BESSEMER CITY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (C-3) GENERAL 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 24, 2025, by the County Commission, to take citizen comments on a map change application, as follows:

Tax Parcel Number(s): 135660
Applicant(s): Fred Seeley
Owner(s): Fred and Laura Seeley
Property Location: 340 White Jenkins Road
Request: Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General 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 request for parcel 135660, located at 340 White Jenkins Rd., Bessemer City, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay on June 2, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will allow for low to moderate growth and repurpose buildings for new economic opportunities, as envisioned by the Area 5 Small Area Plan.

Motion: Marcantel Second: Hurst Vote: Unanimous
Aye: Crane, Harris, Horner, Harvey, Hurst, Magee, Marcantel, Sadler, Williams
Nay: None
Absent: Brooks
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	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-194	06/24/2025	BH	SS	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

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

Zoning Map Change: REZ-25-03-11-00218, Fred Seeley (Applicant); Property Parcel: 135660, Located at 340 White Jenkins Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

Page 2

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

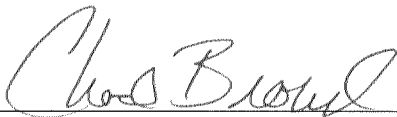
- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

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:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will allow for low to moderate growth and repurpose buildings for new economic opportunities, as envisioned by the Area 5 Small Area Plan.

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. Therefore, the map change request for property parcel: 135660, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay.

- 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

GASTON COUNTY REZONING APPLICATION (REZ-25-03-11-00218)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

Applicant(s):

Fred Seeley

Property Owner(s):

Fred and Laura Seeley

Parcel Identification (PID):

135660

Property Location:

340 White Jenkins Rd

Total Property Acreage:

0.49 acres

Acreage for Map Change:

0.49 acres

Current Zoning:

(R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

Proposed Zoning:

(C-3) General Commercial Zoning District with (US) Urban Standards Overlay

Existing Land Use:

Commercial (non-conforming)

Proposed Land Use:

Commercial

COMPREHENSIVE LAND USE PLAN

Area 5: Scenic Gaston/Southwest Gaston

Key issues for citizens in this area include preservation of open space, road improvements and better connectivity to other areas of the County, preservation of existing conditions while allowing low to moderate growth, repurpose vacant buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan Future Land Use: Rural

Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well / private septic

Road Maintenance:

North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

The Gaston County TRC reviewed this request on May 27, and the following departments had no comments at this time:

- Natural Resources
- EMS
- Environmental Health

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

The subject property is located along White Jenkins Road in Bessemer City, just outside an established industrial area. The site currently contains an office/garage structure that has been in existence since 1991. This structure is considered legal non-conforming under the current zoning classification of R-1 (Single-Family Limited). The proposed rezoning to C-3 (General Commercial) would bring the property more into compliance with the UDO by allowing the current use, as well as a broader range of commercial activities, subject to all applicable development standards.

If approved, any uses allowed in the (C-3) General Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on June 2, 2025, and recommended approval of the request by a unanimous 9 to 0 vote based on the following:

- This is a reasonable request and in the public interest; and
- It is consistent with the goals of the comprehensive land use plan, as it will allow for low to moderate growth and repurpose buildings for new economic opportunities, as envisioned by the Area 5 Small Area Plan.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-03-11-00218, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan, as it will allow for low to moderate growth and repurpose buildings for new economic opportunities, as envisioned by the Area 5 Small Area Plan.

These findings are supported by a 9 - 0 vote by the Gaston County Planning Board during its June 2, 2025, meeting.



GASTON COUNTY *Department of Building & Development Services*

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

GENERAL REZONING APPLICATION Application Number: REZ-

Applicant ☒ Planning Board (Administrative) ☐ Board of Commission (Administrative) ☐ ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Fred Seeley
(Print Full Name)
Mailing Address: P.O. Box 915 Bessemer City NC 28016
(Include City, State and Zip Code)
Telephone Numbers: 980-533-8053 980-888-3577
(Area Code) Business (Area Code) Home
Email: service@seeley.tech

** If the applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.*

B. OWNER INFORMATION

Name of Owner: Fred Seeley
(Print Full Name)
Mailing Address: P.O. Box 915 Bessemer City NC 28016
(Include City, State and Zip Code)
Telephone Numbers: 980-533-8053 980-888-3577
(Area Code) Business (Area Code) Home
Email: service@seeley.tech

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 340 White Jenkins Rd. Bessemer City NC 28016
Parcel Identification (PID): 135660
Acreage of Parcel: 0.49 +/- Acreage to be Rezoned: 0.49 +/- Current Zoning: Residential
Current Use: Commercial Proposed Zoning: C-3

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: <u>Fred Seeley</u>	Name of Property Owner: <u>Laura Seeley</u>
Mailing Address: <u>P.O. Box 915 Bessemer City NC 28016</u> (Include City, State and Zip Code)	Mailing Address: <u>P.O. Box 915 Bessemer City NC 28016</u> (Include City, State and Zip Code)
Telephone: <u>980-888-3577</u> (Area Code)	Telephone: <u>980-267-0494</u> (Area Code)
Parcel: _____ (If Applicable)	Parcel: _____ (If Applicable)
<u>[Signature]</u> (Signature)	<u>[Signature]</u> (Signature)

See Reverse Side For Completion of Additional Sections

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 135660
hereby give Fred Seeley (Name of Applicant) consent to execute this proposed action.

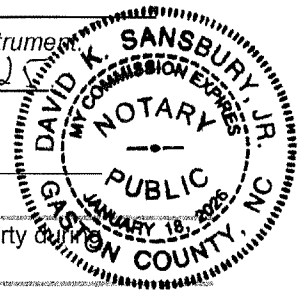
[Signature]
(Signature)
[Signature]
(Signature)

3/11/25
(Date)
3-11-25
(Date)

I, David K. Sansbury Jr., a Notary Public of the County of Gaston
State of North Carolina, hereby certify that Fred E Seeley, Laura V Seeley
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the 11th day of March, 2025

[Signature]
Notary Public Signature

January 18, 2026
Commission Expiration



(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

(I, We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

[Signature]
Signature of Property Owner or Authorized Representative

3/11/25
Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.

Uses Allowed in the (C-3) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

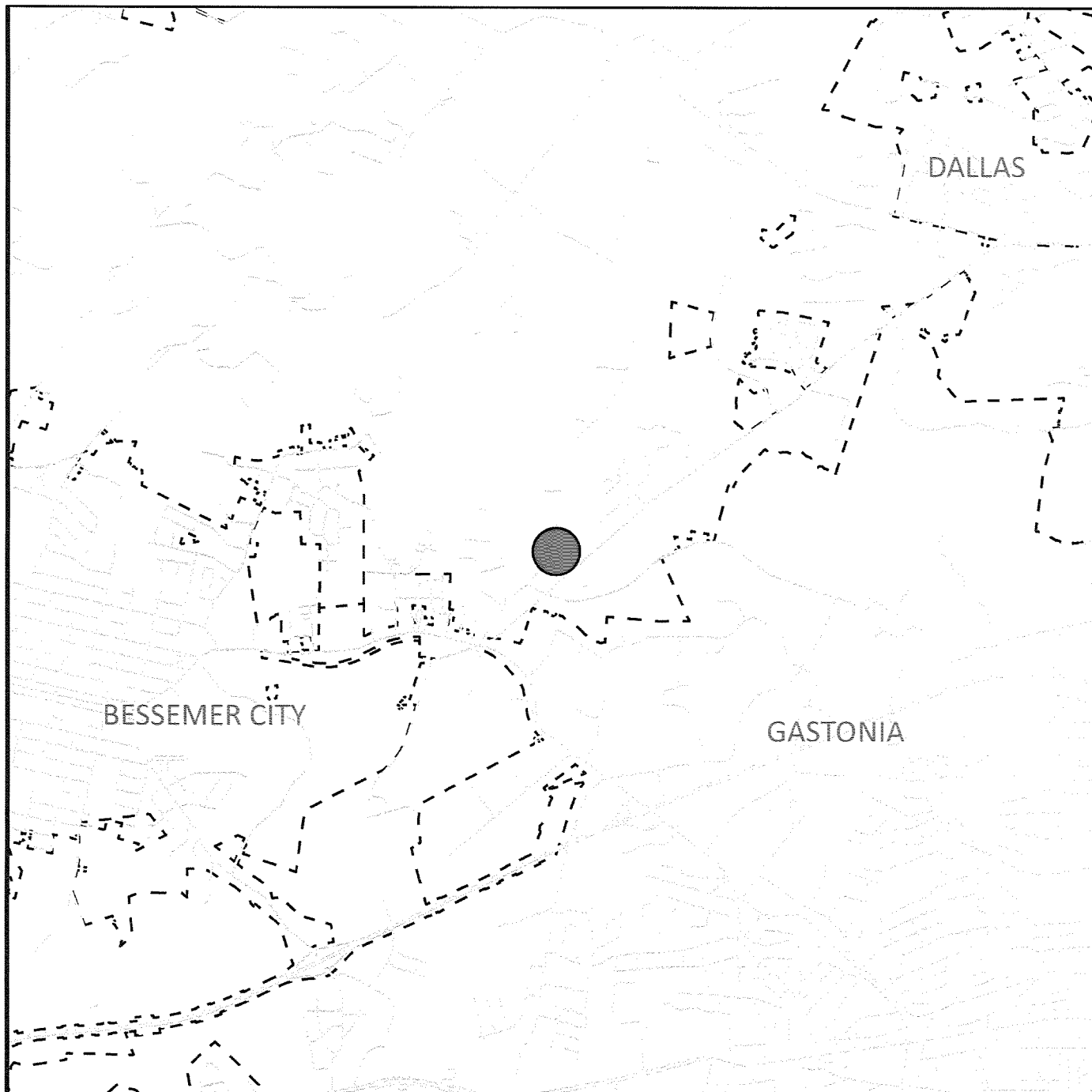
Uses Allowed By-Right	
ABC Store	X
Adult Establishments	Xs
Amusement and Sporting Facility, Indoor (unless use specifically listed)	X
Amusement Arcade	X
Animal Grooming Service for household pet (indoor kennels)	X
Art Gallery	X
Assisted Living Center	Xs
ATM (Automated Teller Machine)	Xs
Auction House	X
Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X
Automobile Body Shop / Automobile, Truck Sales, Accessory	Xs
Automobile Detail Shop	Xs
Automobile Hobbyist	Xs
Automobile Repair Shop / Automobile, Truck Sales, Accessory	Xs
Bail Bond	X
Baseball Hitting Range	X
Billiard Parlor	X
Bona Fide Farms	Xs
Bowling Lanes	X
Brew Pub	X
Breweries (including micro breweries and cideries)	Xs
Building Material and Lumber Sales	X
Business Services	X
Car Wash, Automatic	Xs
Cemetery	Xs
Charitable Service Facility	Xs
Check Cashing Establishment, Closed 12AM to 5AM	X
Church / Place of Worship	Xs
Cleaning & Maintenance Service	X
College / University	X
Conference / Retreat / Event Center	X
Contractor's Office	X
Contractor's Office and Operation Center	X
Convenience Store, Closed 12AM to 5AM	Xs
Convenience Store, Open up to 24 hours	Xs
Country Club	Xs
Crematorium	X
Day Care Center, Accessory	X
Day Care Center, Class B	Xs
Day Care Center, Class C	Xs
Distribution / Wholesale / Storage Operation	X
Dwelling, Mixed Use	Xs
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X
Electronic Gaming Operation	Xs
Essential Services Class 1	X
Essential Services Class 2	Xs
Essential Services Class 4	X
Exterminators Office	X
Farm Supply Store, with outdoor storage	X
Farm Supply Store, without outdoor storage	X
Financial Institution (excluding principal use ATMs)	X
Flea Market, Indoor	Xs
Flea Market, Outdoor	Xs
Flex Space	Xs

Uses Allowed By-Right or By SUP or CD	
Animal Hospital, (Indoor kennel)	Xs/SPs
Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs
Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	Xs/SPs
Bus Charter Service	Xs/SPs
Car Wash, Self Service	Xs/SPs
Club, Private (without Adult Entertainment)	Xs/SPs
Commercial Vehicle and Truck Storage	Xs/SPs
Firing Range, Indoors, principal use	Xs/SPs
Food Catering Facility	Xs/SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	Xs/SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Lounge / Nightclub	Xs/SPs
Park	Xs/SPs
Planned Unit Development (PUD)	Xs/CDs
Restaurant, with drive thru	Xs/SPs
Stadium	Xs/SPs

Uses Allowed By SUP	
Abattoir Class 1	SP
Abattoir Class 2	SP
Aircraft Sales & Service	SP
Airport, Airstrip, Freight & Flying Service	SPs
Amusement and Sporting Facility, Outdoor	SP
Amusement Park	SPs
Animal Hospital (Outdoor kennel)	SPs
Animal Kennel	SPs
Animal Shelter	SPs
Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs
Bus and Train Terminal, Passenger	SPs
Camping and Recreational Vehicle Park	SPs
Check Cashing Establishment, Open Up to 24 hrs	SP
Continuing Care Facility	SPs
Contractor's Office and Equipment / Storage Yard	SPs
Correctional Facility	SPs
Essential Services Class 3	SP
Farmers Market	SP
Marina, Commercial	SP
Motel	SPs
Offices, Excluding Medical, 100,000-199,999sqft GFA	SP
Offices, Excluding Medical, 200,000+sqft GFA	SP
Race Track, Large	SP
Railroad Terminal & Yard	SP
Retail, 100,000+sqft GFA	SPs
Rodeo / Accessory Rodeo	SPs
School, Elementary & Middle (public & private)	SP
School, Senior High (public & private)	SP
Septic Tank Cleaning Service	SP
Shopping Center, 100,000+sqft GFA	SPs
Solid Waste & Septic Tank Vehicle Storage Facility	SPs
Telecommunication Tower & Facilities	SPs
Theater, outdoor movie	SP
Tower and/or Station, Radio & Television Broadcast	SPs
Transit Station	SP
Truck Stop	SP
Zoo	SP

Existing Uses with Limitations	
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Manufactured Home Park	Es

Food Pantry	X
Food Store, 0-9,999sqft GFA	X
Food Store, 10,000+sqft GFA	X
Funeral Homes	X
Furriers	X
Game Room	X
Glass & Mirror Shop	X
Golf Course; Golf Driving Range; Golf Miniature	Xs
Grooming Services	X
Gunsmith, Gun & Ammunition Sales	X
Hardware Store	X
Health and Behavioral Care Facility	Xs
Health Club, Spa, Gymnasium (principal use)	X
Heavy, Industrial, Farm Equipment Sales and Services	X
Hotel or Full Service Hotel	Xs
Laboratories - Dental, Medical	X
Laundromat, Closed 12AM to 5AM	Xs
Laundromat, Open Up to 24 hrs	Xs
Lawn and Garden Center	X
Library	X
Machine, Metal, Wood Working, Welding Shop	Xs
Manufactured Goods, Class 1	Xs
Maternity Home	Xs
Medical Offices, 0-49,999sqft GFA	X
Medical Offices, 50,000- 99,999sqft GFA	X
Military Reserve Center	Xs
Mini-Warehouse	Xs
Monument Sales	X
Moving & Storage Facilities	X
Museum	X
Nursery (Garden)	Xs
Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0- 49,999sqft GFA	X
Offices, Excluding Medical, 50,000-99,999sqft GFA	X
Paint Ball / Laser Tag Facility	Xs
Parking Lot	Xs
Personal Business Services	X
Photo finish Laboratory	X
Portable Toilet Service	Xs
Post Office	X
Produce Stand	Xs
Race Track, Small	Xs
Recreation Center and Sports Center	Xs
Recycling Deposit Station, accessory	X
Recycling Deposit Station, principal use	Xs
Restaurant	Xs
Restaurant, within other facilities	Xs
Retail, 0-24,999sqft GFA	Xs
Retail, 25,000-49,999sqft GFA	Xs
Retail, 50,000-99,999sqft GFA	Xs
School for the Arts	X
School, Vocation	Xs
Shopping Center, 25,000- 49,999sqft GFA	Xs
Shopping Center, 50,000- 99,999sqft GFA	Xs
Shopping Center, 0-24,999sqft GFA	Xs
Sign Shop	X
Special Events Facility	Xs
Special Events Facility, Accessory	Xs
Swimming Pool, Sales, Service & Supplies	Xs
Telecommunication Antennae & Equipment Buildings	Xs
Telecommunication Tower, Freestanding Monopole, up to 199.9ft	Xs
Theater, indoor movie	X
Tire Sales, new or used	Xs
Upholstery Shop	X
Warehouse, 0-99,999sqft GFA	X
Warehouse, 100,000+sqft GFA	X
Wood Waste Grinding Operation	Xs



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-03-11-00218

LEGEND

- Roads
- - - Municipalities
- Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS

0 0.25 0.5 1 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-03-11-00218

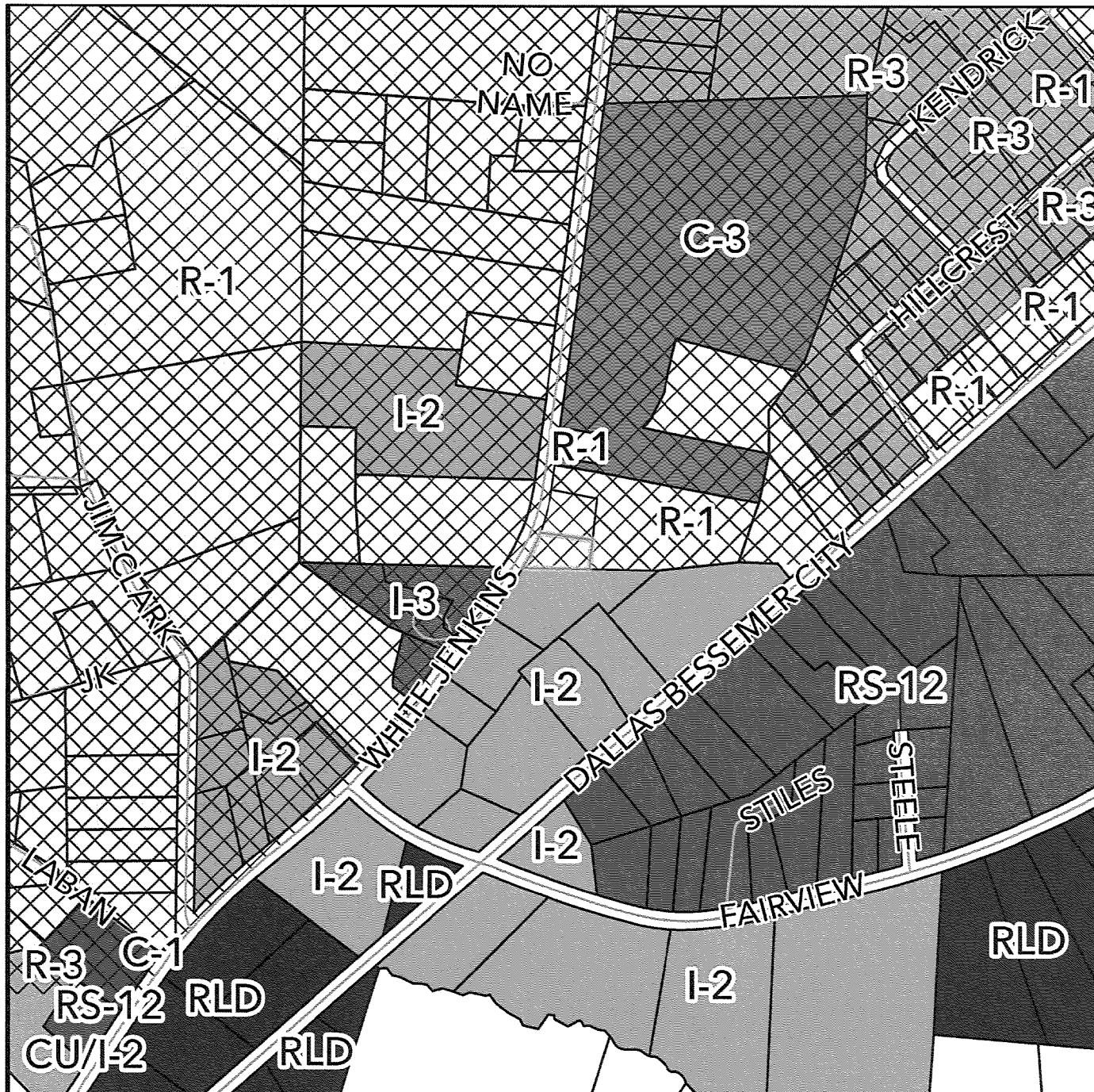
LEGEND

- Roads
- Parcels
- ▭ Subject Property

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

0 0.010.02 0.04 Miles





ZONING MAP

REZ-25-03-11-00218

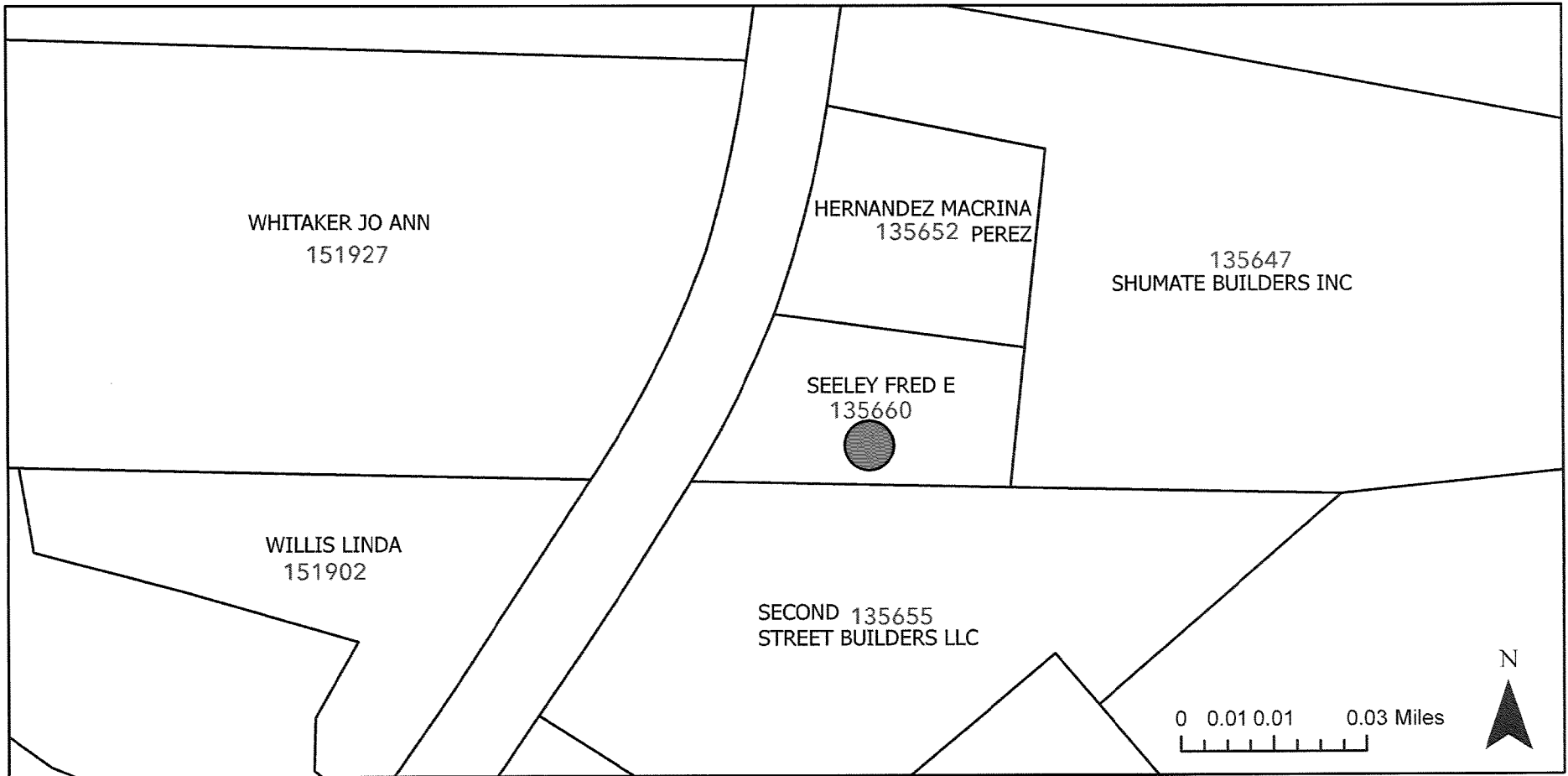
LEGEND

— Roads	I-3
▭ Parcels	R-1
<u>ZONE TYPE</u>	R-3
■ C-1	RLD
■ C-3	RS-12
▭ CU/I-2	<u>TYPE</u>
■ I-2	✓ US OVERLAY
▭ Subject Parcel	

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

0 0.03 0.07 0.13 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-03-11-00218

LEGEND

 Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Peyton Wiggins CZO, Planner II, Building and Development Services
From: Julio Paredes, AICP, Senior Planner, Gaston—Cleveland—Lincoln MPO
Date: May 29th, 2025
Subject: TRC Review - REZ-218 – White Jenkins Rd – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on proposed rezoning request located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 340 White Jenkins Road, Bessemer City, NC, 28016. PID: 135660. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. CTP projects shown as “Needs Improvement” or “Recommended” could become a funded project in the future, part of a development project, or may never become a funded project.
4. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 25-307

Commissioner Keigher - Building & Development Services - Zoning Map Change: REZ-25-03-11-00218, Fred Seeley (Applicant); Property Parcel: 135660, Located at 340 White Jenkins Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

STAFF CONTACT

Peyton Wiggins - Planner II - 704-866-3530

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Fred Seeley (Applicant); Property Parcel: 135660, Located at 340 White Jenkins Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay. A public hearing was advertised and held on June 24, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on June 2, 2025, 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

Ordinance, Staff Report, Application Packet, Maps, and GCLMPO Comments

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	JBailey	CBrown	CCLoninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-194	06/24/2025	BH	SS	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users