



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:

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

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)** 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: 135660, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved) 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