



TITLE: ZONING MAP CHANGE: REZ-24-02-06-00171, SAMUEL LEE WYNN (APPLICANT); PROPERTY PARCEL: 151880, LOCATED AT 127 WHITE JENKINS RD., BESSEMER CITY, NC, REZONE FROM THE (RS-12) SINGLE FAMILY 12,000 SQUARE FEET AND (R-1) SINGLE FAMILY LIMITED ZONING DISTRICTS WITH (US) URBAN STANDARDS OVERLAY TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a public hearing was held on March 26, 2024, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 151880
Applicant(s): Samuel Lee Wynn
Owner(s): Samuel Lee Wynn
Property Location: 127 White Jenkins Rd., Bessemer City
Request: Rezone from (RS-12) Single Family 12,000 Square Feet and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to (R-3) Single Family General Zoning 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 for parcel ID 151880, located at 127 White Jenkins Rd., Bessemer City, NC, from the (RS-12) Single Family 12,000 Square Feet and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District on March 4, 2024, 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. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation. Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead style housing. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction, 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

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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: REZ-24-02-06-00171, Samuel Lee Wynn (Applicant); Property Parcel: 151880, Located at 127 White Jenkins Rd., Bessemer City, NC, Rezone from the (RS-12) Single Family 12,000 Square Feet and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District
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economic opportunities, and increased commercial opportunities along existing major thoroughfares in The Scenic Gaston / Southwest Gaston area of the Comprehensive Land Use Plan.

Motion: Marcantel Second: Horne Vote: 6-0
Aye: Crane, Harris, Horne, Hurst, Magee, Marcantel
Nay: None
Absent: Brooks, Houchard, Sadler, Vinson
Abstain: None

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: 151880, is **(hereby approved, effective with the passage of this Resolution)** or **(hereby disapproved)**.
- 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