

**ORDINANCE NO. 21-2023**

**A PROPOSED ORDINANCE AMENDING THE ZONING MAP OF  
THE CITY OF SHELBY, NORTH CAROLINA AT 810 WEST DIXON BOULEVARD**

**WHEREAS**, the City of Shelby has received an application requesting the rezoning of property at 810 West Dixon Boulevard located within the City or its Area of Extraterritorial Jurisdiction; and,

**WHEREAS**, the Shelby Planning and Zoning Board has reviewed said application for a zoning change and has recommended to City Council denial of the application; and,

**WHEREAS**, the Shelby Planning and Zoning Board found that the zoning change is consistent with the Comprehensive Land Use Plan; and,

**WHEREAS**, in accordance with GS 160D-602, a public hearing on this proposed rezoning was held by City Council on May 15th after due publication of said hearing as required by law; and,

**WHEREAS**, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning and Zoning Board, City Council now desires to act on this matter.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA:**

**Section 1.** This zoning change is consistent with the City of Shelby Comprehensive Land Use Plan.

**Section 2.** This zoning change is reasonable and in the public interest based on being consistent with the built environment.

**Section 3.** In accordance with Chapter 160D, Article 6 and Article 7 of the North Carolina General Statutes, as amended, the Shelby Unified Development Ordinance and Shelby Zoning Map (Appendix A of the Shelby City Code), 810 West Dixon Boulevard is hereby amended from RO Zoning District to General Business Conditional Zoning District (GB-CZ). Said area of zoning is more fully described as the parcel listed by the Cleveland County Tax Office as Parcel Identification Number 20406.

**Section 4.** The City Clerk of the City of Shelby is hereby authorized and directed to cause the provisions of Section 2 of this ordinance to be properly codified, and the City Clerk is further authorized and directed to cause her official records and the Official Zoning Map of the City of Shelby to be properly amended to reflect the approved zoning changes.

**Section 5.** This ordinance shall become effective upon its adoption and approval.

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**ADOPTED AND APPROVED** this the 15th day of May, 2023.

O. Stanhope Anthony III  
Mayor

ATTEST:

Carol Williams  
City Clerk

APPROVED AS TO FORM:

Julie Hooten  
Interim City Attorney