



**RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-06-05-00152 GREGORY FARRIS (APPLICANT); PROPERTY PARCELS: 303952, 303953, 301430, LOCATED AT 1929, 1941, 1947 BESS TOWN RD., BESSEMER CITY, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT & (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on July 27, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 303952, 303953, 301430  
 Applicant(s): Gregory Farris  
 Owner(s): Gregory Farris  
 Property Location: 1929, 1941, 1947 Bess Town Rd., Bessemer City  
 Request: Rezone from (R-1) Single Family Limited Zoning & (R-3) Single Family General Zoning District to the (C-1) Light Commercial 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 property parcels: 303952, 303953, 301430, located at 1929, 1941, 1947 Bess Town Rd., Bessemer City, NC, from (R-1) Single Family Limited Zoning District & (R-3) Single Family General Zoning District to the (C-1) Light Commercial Zoning District on July 10, 2023 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. The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as this land is highlighted as Rural. This portion of the County has extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center. Key points from the citizens: Preservation of open space, and increased job opportunities.

This meets Goal 8 to increase economic development through the county by improving viable job opportunities. Gaston County has seen some changes in its employment base. However, while some industries have come and gone, a lot of the industries that have stayed in Gaston County have updated their quality of work, their quality of employment, and their skills. This

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	CBrown	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-216	07/27/2023	BH	TK	A	A	A	A	A	A	A	U

**DISTRIBUTION:**  
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Zoning Map Change: REZ-23-06-05-00152 Gregory Farris (Applicant); Property Parcels: 303952, 303953, 301430, Located at 1929, 1941, 1947 Bess Town Rd., Bessemer City, NC, Rezone from (R-1) Single Family Limited Zoning District & (R-3) Single Family General Zoning District to the (C-1) Light Commercial Zoning District

update in industry offers future generations great opportunity, while allowing Gaston County to market itself to new industry as being a place for longevity.

It also can assist in meeting the strategy of changing the perception of manufacturing jobs to the highly skilled, high-salary potential positions in existing Gaston County industries.

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

NOW, THEREFORE, BE IT RESOLVED 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. The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as this land is highlighted as Rural. This portion of the County has extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center. Key points from the citizens: Preservation of open space, and Increased job opportunities.


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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 parcels: 303952, 303953, 301430, is hereby approved, effective with the passage of this Resolution.

- 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-23-06-05-00152)

## STAFF REPORT

APPLICATION SUMMARY	
<b>Request:</b>	
To rezone the property from the (R-1) Single-Family Limited Zoning District & (R-3) Single-Family General Zoning District to the (C-1) Light Commercial Zoning District.	
<b>Applicant(s):</b>	<b>Property Owner(s):</b>
Gregory Farris	Gregory Farris
<b>Parcel Identification (PID):</b>	<b>Property Location:</b>
303952, 303953, 301430	1929, 1941, 1947 Bess Town Rd
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
11.05	11.05
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
R-1 & R-3	C-1
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Residential, machine shop, vacant	Residential, machine shop, machine shop

COMPREHENSIVE LAND USE PLAN
<b>Area 1: Rural Gaston / Northwest Gaston area</b>
This portion of the County has extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center. Key points from the citizens: Preservation of open space, and Increased job opportunities
<b>Comprehensive Plan future Land Use:</b>
Rural – Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing.
<b>Staff Recommendation:</b>
Application, as presented, is consistent with the Comprehensive Land Use Plan. This meets Goal 8 to increase economic development through the county by improving viable job opportunities. Gaston County has seen some changes in its employment base. However, while some industries have come and gone, a lot of the industries that have stayed in Gaston County have updated their quality of work, their quality of employment, and their skills. This update in industry offers future generations great opportunity, while allowing Gaston County to market itself to new industry as being a place for longevity. It also can assist in meeting the strategy of changing the perception of manufacturing jobs to the highly skilled, high-salary potential positions in existing Gaston County industries.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
<b>Water/Sewer Provider:</b>
Private well / private septic
<b>Road Maintenance:</b>
North Carolina Department of Transportation

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

According to the 2020-2029 STIP, there are no planned transportation improvement projects in the immediate vicinity of this site.

The CTP does not show any future highway improvements on any streets adjacent to the subject property.

**STAFF SUMMARY**

**Prepared By: Laura Hamilton, Planner III**

This property is in the northwest area of the county just off Dallas Cherryville Highway and west of Pasour Mountain.

Two of the parcels have a residence with a garage building and a machine shop. The third parcel is vacant. This request will keep the residence in compliance, bring the machine shop more into compliance, and allow for the construction of other commercial structures for an expansion of the machine shop.

If approved, any uses allowed in the (C-1) Light Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

**PLANNING BOARD MEETING DATE**

**Meeting Date: July 10, 2023 - Recommendation to approve as presented based on the proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as this land is highlighted as Rural. This portion of the County has extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center. Key points from the citizens: Preservation of open space, and Increased job opportunities. This meets Goal 8 to increase economic development through the county by improving viable job opportunities. Gaston County has seen some changes in its employment base. However, while some industries have come and gone, a lot of the industries that have stayed in Gaston County have updated their quality of work, their quality of employment, and their skills. This update in industry offers future generations great opportunity, while allowing Gaston County to market itself to new industry as being a place for longevity.**

**It also can assist in meeting the strategy of changing the perception of manufacturing jobs to the highly skilled, high-salary potential positions in existing Gaston County industries.**

**Vote 8 to 0 in favor of the motion.**

**Attachments: Application, Maps**



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-23-06-05-00152, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as this land is highlighted as Rural. This portion of the County has extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center. Key points from the citizens: Preservation of open space, and Increased job opportunities.
3. This meets Goal 8 to increase economic development through the county by improving viable job opportunities. Gaston County has seen some changes in its employment base. However, while some industries have come and gone, a lot of the industries that have stayed in Gaston County have updated their quality of work, their quality of employment, and their skills. This update in industry offers future generations great opportunity, while allowing Gaston County to market itself to new industry as being a place for longevity.
4. It also can assist in meeting the strategy of changing the perception of manufacturing jobs to the highly skilled, high-salary potential positions in existing Gaston County industries.

These findings are supported by an 8 - 0 vote by the Gaston County Planning Board during its July 10, 2023, 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: **Z** KE23-06-05-  
00152

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

### A. \*APPLICANT INFORMATION

Name of Applicant: Gregory Farris  
(Print Full Name)

Mailing Address: 905 Toncia Ave Bessemer City NC 28016  
(Include City, State and Zip Code)

Telephone Numbers: 704 860 0645  
(Area Code) Business (Area Code) Home

Email: Greg.Farris@conveyors.com

*\* 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: Same as above  
(Print Full Name)

Mailing Address: \_\_\_\_\_  
(Include City, State and Zip Code)

Telephone Numbers: \_\_\_\_\_  
(Area Code) Business (Area Code) Home

Email: \_\_\_\_\_

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 1929, 1941, 1947 Besstown  
Road Bessemer City NC 28016

Parcel Identification (PID): 303952 301430  
303953

Acreage of Parcel: 11.05 +/- Acreage to be Rezoned: 11.05 +/- Current Zoning: A-1, R-3

Current Use: Resident, Machine Shop, Vacant Proposed Zoning: C-1

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: \_\_\_\_\_ Name of Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_  
(Include City, State and Zip Code) (Include City, State and Zip Code)

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(Area Code) (Area Code)

Parcel: \_\_\_\_\_ Parcel: \_\_\_\_\_  
(If Applicable) (If Applicable)

\_\_\_\_\_  
(Signature) (Signature)

**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) \_\_\_\_\_ hereby give \_\_\_\_\_ consent to execute this proposed action.  
(Name of Applicant)

\_\_\_\_\_  
(Signature) (Date)  
\_\_\_\_\_  
(Signature) (Date)

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_ State of North Carolina, hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature 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**

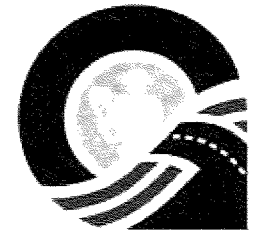
(I,We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

My Jani  
Signature of Property Owner or Authorized Representative  
6-5-2023  
Date

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

**OFFICE USE ONLY**                      **OFFICE USE ONLY**                      **OFFICE USE ONLY**  
Date Received: \_\_\_\_\_      Application Number: KEZ-23-06-05-00152      Fee: 917.  
Received by Member of Staff: \_\_\_\_\_      Date of Payment: \_\_\_\_\_      Receipt Number: 47703  
(Initials)  
 COPY OF PLOT PLAN OR AREA MAP                       COPY OF DEED  
 NOTARIZED AUTHORIZATION                       PAYMENT OF FEE




Date of Staff Review: \_\_\_\_\_      Date of Public Hearing: \_\_\_\_\_  
Planning Board Review: \_\_\_\_\_      Recommendation: \_\_\_\_\_      Date: \_\_\_\_\_  
Commissioner's Decision: \_\_\_\_\_      Date: \_\_\_\_\_



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP  
REZ-23-06-05-00152

### Legend

-  Roads
-  Municipalities
-  Subject Property

Although strict standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be resold or otherwise used for trade of commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.







**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
REZ-23-06-05-00152

**LEGEND**

-  Subject Parcel
-  Property Parcels

This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests.

Property parcels, zoning, transportation, and other map information were compiled from one or more data layers. The data is periodically updated, however, all data layers may not be displayed. Street names are subject to change.

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This map is for zoning purposes only - Not to be used for conveyance.



Miles

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



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

ZONING REVIEW MAP  
REZ-23-06-05-00152

Legend

Gaston County UDO


ZONE TYPE

-  C-1
-  R-1
-  R-2
-  R-3
-  Parcels
-  Roads
-  Gaston County Line
-  Subject Properties



Miles

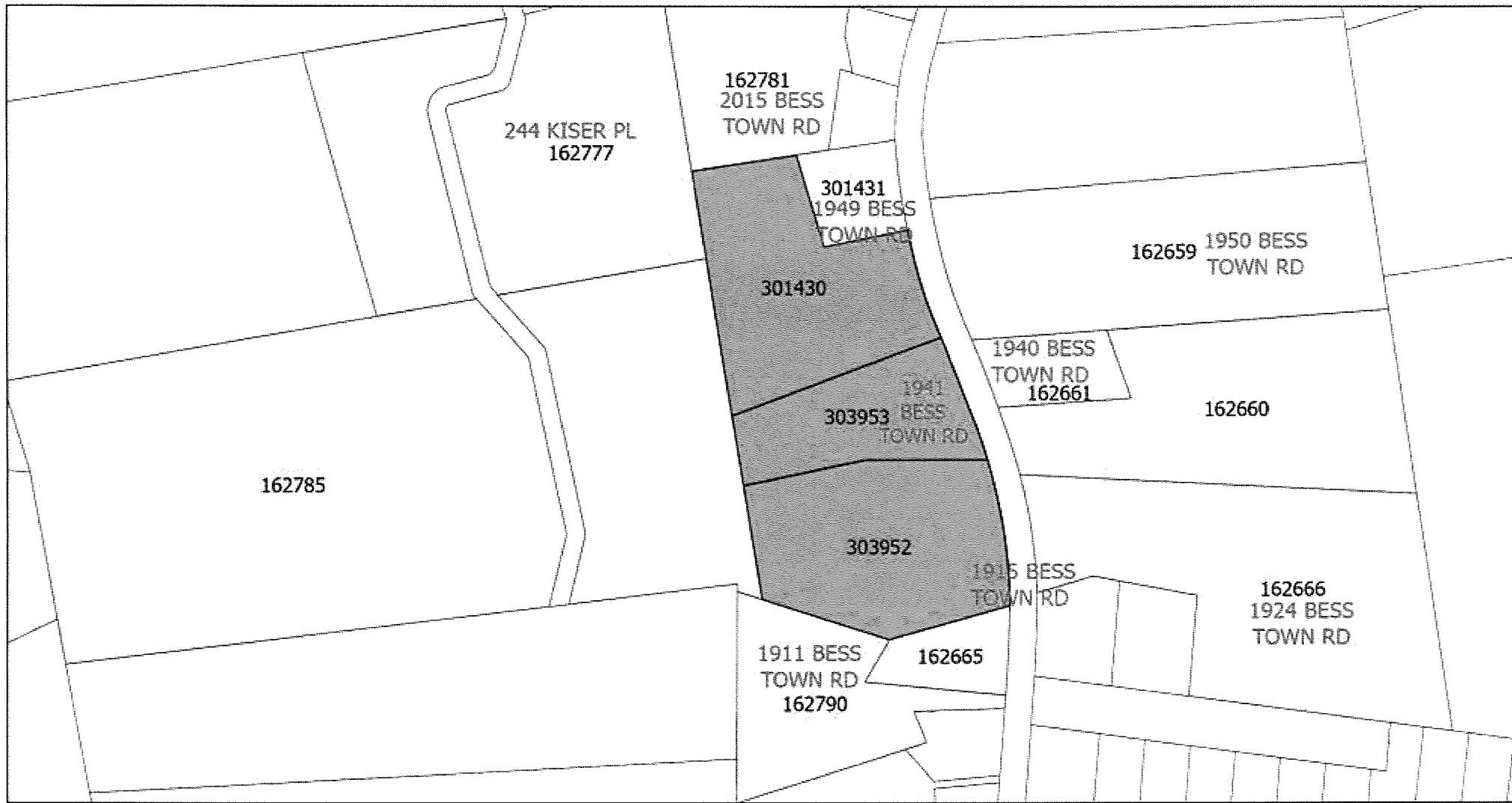
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Subject and Adjacent Parcels for REZ-23-06-05-00152

# PROPERTY OWNERS INFORMATION

AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CU	CURR_ZIP	PHYSSTRADD
162781	ADAMS RONNIE LEE	ADAMS TINA JANS	2015 BESS TOWN RD	BESSEMER CITY	NC	28016	2015 BESS TOWN RD
301431	DILLS PEGGY LEE		1949 BESS TOWN RD	BESSEMER CITY	NC	28016	1949 BESS TOWN RD
303952	FARRIS CORWIN EDISON LIFE ESTATE		1941 BESS TOWN RD	BESSEMER CITY	NC	28016	1929 BESS TOWN RD
301430	FARRIS GREGORY S		905 TONCIN AVE	BESSEMER CITY	NC	28016	1947 BESS TOWN RD
303953	FARRIS GREGORY S		905 TONCIN AVE	BESSEMER CITY	NC	28016	1941 BESS TOWN RD
162777	FLACK RUBY PAULINE K	FLACK FREDERICK W	244 KISER PLACE	BESSEMER CITY	NC	28016	244 KISER PL
162785	KISER JODY B	KISER SHERRY B	280 KISER PLACE	BESSEMER CITY	NC	28016	BESSTOWN RD
162666	MARTIN MICHAEL HOWELL	MARTIN PAMELA WHISNANT	443 TRILLIUM WAY	BELMONT	NC	28012	1924 BESS TOWN RD
162659	MOLINA ISMAEL A	MOLINA MARIA SANTOS	1950 BESS TOWN ROAD	BESSEMER CITY	NC	28016	1950 BESS TOWN RD
162790	PERDUE JOHNNIE DEWAYNE III		1911 BESS TOWN RD	BESSEMER CITY	NC	28016	1911 BESS TOWN RD
201947	PEREZ LUIS ALONSO RUANO		6729 CALTON LANE	CHARLOTTE	NC	28214	BESSTOWN RD
162665	ROBINSON BILLY W	ROBINSON DEBORAH H	1915 BESS TOWN RD	BESSEMER CITY	NC	28016	1915 BESS TOWN RD
162660	SELLERS BARBARA ELAINE		105 ROBERTA RD SW	CONCORD	NC	28027	BESSTOWN RD
162661	WHITWORTH BARBARA S	C/O BARBARA SELLERS	105 ROBERTA RD SW	CONCORD	NC	28027	1940 BESS TOWN RD



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

Use	C-1	Use	C-1	Use	C-1
Bus and Train Terminal, Passenger	SPs	Restaurant	Xs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	Xs/SPs
Baseball Hitting Range	X	School, Vocation	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Farm Supply Store, with outdoor storage	X	Special Events Facility	Xs	Funeral Homes	X
Farm Supply Store, without outdoor storage	X	Special Events Facility, Accessory	Xs	Furriers	X
Dwelling, Manufactured Home Class C	Es	Telecommunication Antennae & Equipment Buildings	Xs	Game Room	X
Dwelling, Manufactured Home Class D	Es	Wood Waste Grinding Operation	SPs	Glass & Mirror Shop	X
Manufactured Home Park	Es	Paint Ball / Laser Tag Facility	Xs	Golf Course; Golf Driving Range; Golf Miniature	Xs
Transit Station	SP	Restaurant, within other facilities	Xs	Grooming Services	X
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Xs	Planned Unit Development (PUD)	Xs/CDs	Group Home	SPs
Flea Market, Indoor	Xs	Auction House	Xs/SPs	Gunsmith, Gun & Ammunition Sales	X
Flea Market, Outdoor	SPs	Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	Hardware Store	X
Telecommunication Tower & Facilities	SPs	Club, Private (without Adult Entertainment)	Xs/SPs	Health and Behavioral Care Facility	Xs/SPs
Farmers Market	SPs	Lounge / Nightclub	Xs/SPs	Health Club, Spa, Gymnasium (principal use)	X
Building Material and Lumber Sales	X	Park	Xs/SPs	Home Occupation, Customary	Xs
Business Services	X	Restaurant, with drive thru	Xs/SPs	Home Occupation, Rural	Xs
Contractor's Office	X	ABC Store	X	Hotel or Full Service Hotel	SPs
Contractor's Office and Operation Center	X	Amusement and Sporting Facility, Indoor (unless use specifically listed)	X	Laundromat, Closed 12AM to 5AM	Xs
Day Care Center, Accessory	X	Amusement and Sporting Facility, Outdoor	SPs	Laundromat, Open Up to 24 hrs	SPs
Essential Services Class 1	X	Amusement Arcade	X	Library	X
Essential Services Class 4	X	Animal Grooming Service for household pet (indoor kennels)	X	Maternity Home	Xs/SPs
Financial Institution (excluding credit union ATMs)	X	Animal Hospital (Outdoor kennel)	SPs	Multi Family Development	Xs/CDs
Laboratories - Dental, Medical	X	Animal Hospital, (Indoor kennel)	Xs/SPs	Museum	X
Medical Offices, 0-49,999sqft GFA	X	Art Gallery	X	Nursery (Garden)	Xs
Medical Offices, 50,000-99,999sqft GFA	SP	Assisted Living Center	SPs	Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0-49,999sqft GFA	X	Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs	Personal Business Services	X
Offices, Excluding Medical, 50,000-99,999sqft GFA	SP	Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X	Planned Residential Development (PRD)	Xs/CDs
Post Office	X	Bed and Breakfast Inn	Xs	Private Residential Quarters (PRO)	Xs
Recycling Deposit Station, accessory	X	Billiard Parlor	SP	Produce Stand	Xs
Sign Shop	X	Body Piercing Establishment and Tattoo Parlor	SPs	Recreation Center and Sports Center	Xs
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X	Brew Pub	X	Residential Infill Development	Xs/CDs
Photo finish Laboratory	X	Car Wash, Self Service	Xs/SPs	Retail, 0-24,999sqft GFA	Xs
Lawn and Garden Center	X	Cleaning & Maintenance Service	X	Riding Stables	SPs
Monument Sales	X	College / University	SP	Rodeo / Accessory Rodeo	SPs
ATM (Automated Teller Machine)	Xs	Conference / Retreat / Event Center	X	School for the Arts	X
Automobile Hobbyist	Xs	Day Care Center, Class A	Xs	School, Elementary & Middle (public & private)	Xs
Bona Fide Farms	Xs	Day Care Center, Class B	Xs	School, Senior High (public & private)	Xs
Church / Place of Worship	Xs	Day Care Center, Class C	Xs	Shopping Center, 25,000-49,999sqft GFA	Xs
Convenience Store, Closed 12AM to 5AM	Xs	Dwelling, Mixed Use	Xs	Shopping Center, 0-24,999sqft GFA	Xs
Convenience Store, Open up to 24 hours	SPs	Dwelling, Single Family	X	Small House Community	SP
Essential Services Class 2	Xs	Dwelling, Two Family	Xs	Stadium	Xs/SPs
Flex Space	Xs	Exterminators Office	X	Swimming Pool, Sales, Service & Supplies	Xs
Machine, Metal, Wood Working, Welding Shop	Xs	Family Care Home	Xs/SPs	Tourist Home	X
Manufactured Goods, Class 1	Xs	Food Catering Facility	Xs/SPs	Traditional Neighborhood Development (TND)	Xs/CDs
Mini-Warehouse	SPs	Food Pantry	X	Upholstery Shop	X
Parking Lot	Xs	Food Store, 0-9,999sqft GFA	X		
Recycling Deposit Station, principal use	Xs	Food Store, 10,000+sqft GFA	SP		

BK 5156 PG 131 - 133

3 RECORDING 26-00  
REVENUE 0  
NSF \_\_\_\_\_  
ROTC  PQ  CS

Prepared by Robinson & Lauterbach, Attys., PLLC, PO Box 1115, Gastonia, North Carolina 28053-1115 (RE 42407)  
Return to Grantee at 905 Toncin Avenue, Bessemer City, NC 28016

Tax Identification # - Portion of Parcel 215098

Revenue Stamps \$ -0-

Industrial Property

North Carolina General Warranty Deed

DEED DRAWN ONLY, NO TITLE OR CLOSING

THIS DEED made this 8<sup>th</sup> day of September 2020, by and between

**Corwin E. Farris, Widower**

whose address is 1941 Bess Town Road, Bessemer City, NC 28016

*Grantor*

and

**Gregory S. Farris**

whose address is 905 Toncin Avenue, Bessemer City, NC 28016

*Grantee*

(The designation Grantor and Grantee as used herein include said parties, their heirs, successors, and assigns and include singular, plural, masculine, feminine or neuter as required by context.)

WITNESSETH, the Grantor for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain tract or parcel of land situated in Cherryville Township, Gaston County, North Carolina, and more particularly described as follows:

BEGINNING at a point within the bounds of the right of way of Bess Town Road, said point is the northeasternmost corner of that 4.585 acre tract conveyed to Gregory S. Farris, subject to the life estate of Corwin Farris, as set forth in that deed of even date; thence leaving the right of way for Bess Town Road and running with the common line of the 4.585 acre tract and along the centerline of a 20' access easement the following

courses and distances: (1) North 89 degrees 44 minutes 12 seconds West and passing over a magnetic nail set on the westernmost margin of the right of way at 51.13 feet a total distance of 316.77 feet and (2) South 78 degrees 28 minutes 58 seconds West and passing over an iron pin set at 236.73 feet a total distance of 273.76 feet to an iron pin set on the common line of the property of Jody Kiser as described in that deed recorded in Book 2786 at Page 603; thence with the common line of the property of Kiser as described in the foregoing deed, North 09 degrees 13 minutes 41 seconds West and passing over an iron pin set at 120.92 feet a total distance of 155.96 feet to an existing iron pin, said existing iron pin is a corner of the property of Gregory Farris as described in that deed recorded in Book 5046 at Page 189; thence with the common line of the property of Farris as described in the foregoing deed, North 69 degrees 45 minutes 43 seconds East 500.06 feet to an existing iron pin situated within the bounds of the right of way for Bess Town Road; thence continuing within the bounds of Bess Town Road the following courses and distances to the point of beginning: (1) South 20 degrees 06 minutes 27 seconds East 34.78 feet to a point, (2) North 69 degrees 48 minutes 17 seconds East 37.81 feet to a point and (3) South 20 degrees 10 minutes 49 seconds East 270.74 feet, the point of beginning, containing 2.702 acres.

**The Grantor conveys** unto the Grantee herein, the Grantee's successors and assigns a 10' non-exclusive right to use the southernmost portion of the 20' driveway easement situated on the adjacent real property that contains 4.585 acres that is described in that deed of even date, said easement extends from the right of way of Bess Town Road in a westerly direction to the westernmost boundary of the real property described above, said easement is further shown on the survey prepared by Carolinas Land Design Group, PLLC as set forth below and the same shall be appurtenant to and run with the real property described above.

**This conveyance is subject** to the non-exclusive right of the adjacent owner, his heirs, successors and assigns and guests to use the northernmost 10 feet of the driveway easement situated on the southernmost portion of real property described above, said easement is for the purpose of providing the Grantor with a means of ingress, egress and regress to Bess Town Road.

The foregoing is a portion of the property conveyed to Corwin E. Farris and wife, Gloria Farris as described in that deed recorded in the Gaston County Registry in Book 3598 at Page 733. Gloria Farris died on August 24, 2016 survived by her husband, the Grantor herein.

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee the following: (1) the Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; (2) that title is marketable and free and clear of all encumbrances and (3) the Grantor will warrant and

defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated:

- 1) Ad valorem taxes for the year 2020.
- 2) All rights of way, easements and restrictions of record.
- 3) Right of adjacent owner to use the northernmost portion of the non-exclusive access easement situated on the real property described above.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Corwin E. Farris (Seal)  
Corwin E. Farris, Widower

State of North Carolina

County of Gaston

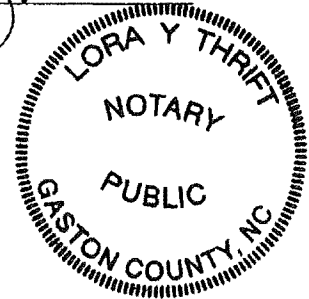
I, Lora Y. Thrift, a Notary Public of the County and State aforesaid, certify that Corwin E. Farris, Widower, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes set forth therein.

Witness my hand and official stamp or seal this 16<sup>th</sup> day of September 2020.

SEAL

My commission expires: 11/30/2024

Lora Y. Thrift  
Notary Public







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Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6837

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

## Memorandum

**To:** Laura Hamilton—Planner III, Building and Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** June 21, 2023  
**Subject:** REZ-23-06-05-00152 – Bess Town Road, Bessemer City —GCLMPO Comments

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Thank you for the opportunity to provide transportation comments on a proposed rezoning 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 1929, 1941, and 1947 Bess Town Rd, Bessemer City, NC, 28016. Parcel IDs# 303952, 301430, 303953. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP and the 2050 MTP, there are no planned transportation improvement projects in the immediate vicinity of this site.
2. The CTP does not show any future highway improvements on any streets adjacent to the subject property.
3. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the 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 [juliop@cityofgastonia.com](mailto:juliop@cityofgastonia.com).



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services Board Action

File #: 23-270

Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-23-06-05-00152, Gregory Farris (Applicant); Property Parcels: 303952, 303953, 301430, Located at 1929, 1941, 1947 Bess Town Rd. in Bessemer City, NC, Rezone from (R-1) Single Family Limited Zoning District & (R-3) Single Family General Zoning District to the (C-1) Light Commercial Zoning District

### STAFF CONTACT

Laura Hamilton - Planner III - 704-866-3090

### 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. Gregory Farris (Applicant); Property Parcels: 303952, 303953, 301430, Located at 1929, 1941, 1947 Bess Town Rd. in Bessemer City, NC, Rezone from (R-1) Single Family Limited Zoning District & (R-3) Single Family General Zoning District to the (C-1) Light Commercial Zoning District. A public hearing was advertised and held on July 27, 2023 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation to approve was made on July 10, 2023, 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

Resolution, Staff Report, Application Packet, Maps & 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	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-216	07/27/2023	BH	TK	A	A	A	A	A	A	A	U

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