



**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

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
2024-078	03/26/2024	TK	BH	A	A	AB	A	A	A	A	U

**DISTRIBUTION:**

Laserfiche Users

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

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  
Page 2

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:

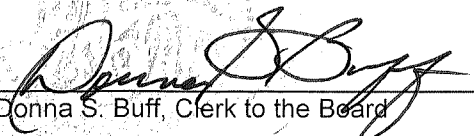
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation. Rural areas are characterized by 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 economic opportunities, and increased commercial opportunities along existing major thoroughfares in The Scenic Gaston / Southwest Gaston area of the Comprehensive Land Use 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: 151880, 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-24-02-06-00171)**  
**STAFF REPORT**

**APPLICATION SUMMARY**

**Request:**

To rezone the property from the (RS-12) Single-Family 12,000 Square Feet and (R-1) Single-Family Limited zoning districts with (US) Urban Standards overlay district to the (R-3) Single-Family General zoning.

**Applicant(s):**

Samuel Lee Wynn

**Property Owner(s):**

Samuel Lee Wynn

**Parcel Identification (PID):**

151880

**Property Location:**

127 White Jenkins Rd

**Total Property Acreage:**

3.86 acres

**Acreage for Map Change:**

3.86 acres

**Current Zoning:**

(RS-12) Single-Family 12,000 Square Feet and (R-1) Single-Family Limited w/ US Overlay

**Proposed Zoning:**

(R-3) Single-Family General

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

**COMPREHENSIVE LAND USE PLAN**

**Area 5: Scenic Gaston / Southwest Gaston**

Key issues for citizens in this area include: 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– 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. It is understood that this is the default use designation for Gaston County.

**Goal: #4** Creating different types of neighborhoods to suit different residents.

**Strategy:** Enhance the overall plans that are established to address the quality of life enjoyed by many.

**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 maintained road (White Jenkins Rd)

**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS**

The following departments did not have any comments at this time:

- Land Use, Environmental Health, Building Inspections, Police.

**GCLPO Comments:**

- There is a proposed STIP Project U-6078 which has a proposal for a cul-de-sac for White Jenkins Rd at the parcel to the south of this parcel in question.

**STAFF SUMMARY**

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

This property is in a mixed residential / commercial and industrial area in the central western region of the county. There are varying neighborhoods for both site-built homes and manufactured homes. There are several commercial and industrial type uses along White Jenkins Road, Dallas Bessemer City Road (Hwy 275) and Bessemer City Road (Hwy 274).

There was a single wide manufactured home on this parcel until 2006 when the home was removed. The RS-12 portion of this parcel was under the ETJ of Gastonia until 2012 when it was released to the County.

If approved, any uses allowed in the (R-3) Single-Family General 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**

The Planning Board met in regular session on March 4, 2024, and recommended approval of the request by a 6-0 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 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 economic opportunities, and increased commercial opportunities along existing major thoroughfares in The Scenic Gaston / Southwest Gaston area of the comprehensive land use plan.

**Attachments: Application, Maps, Table of Uses for (R-3), GCLMPO Letter**



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-24-02-06-00171, 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 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 economic opportunities, and increased commercial opportunities along existing major thoroughfares in The Scenic Gaston / Southwest Gaston area of the comprehensive land use plan.

These findings are supported by a 6-0 vote by the Gaston County Planning Board during its March 4, 2024, 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-24-02-06-00171**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

### A. \*APPLICANT INFORMATION

Name of Applicant: Samuel Lee Wynn

(Print Full Name)

Mailing Address: 131 White Jenkins Road

(Include City, State and Zip Code)

Telephone Numbers: 9802898024

(Area Code) Business

(Area Code) Home

Email: swynn33@yahoo.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: Samuel Lee Wynn

(Print Full Name)

Mailing Address: 131 White Jenkins Road

(Include City, State and Zip Code)

Telephone Numbers:

7042898024

(Area Code) Business

(Area Code) Home

Email: swynn33@yahoo.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 127 White Jenkins Road

Parcel Identification (PID): 151880

Acreage of Parcel: 3.86 +/- Acreage to be Rezoned: 3.86 +/- Current Zoning: RS-12 + R-1 + US

Current Use: Vacant

Proposed Zoning: R-3

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Samuel L Wynn

Name of Property Owner: Sara F Wynn

Mailing Address: 131 White Jenkins Road  
Bessemer City NC 28016

(Include City, State and Zip Code)

Mailing Address: 131 White Jenkins Road  
Bessemer City NC 28016

(Include City, State and Zip Code)

Telephone: 9802898024

(Area Code)

Telephone: 7047729684

(Area Code)

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

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

(Signature)

(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) 151880  
hereby give Samuel lee Wynn \_\_\_\_\_ consent to execute this proposed action.  
(Name of Applicant)

_____ (Signature)	<u>2/6/24</u> (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.

Samuel Lee Wynn  
Signature of Property Owner or Authorized Representative

2/6/24  
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: 2-6-24 Application Number: REB 24-02-06-00171 Fee: 791

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: \_\_\_\_\_

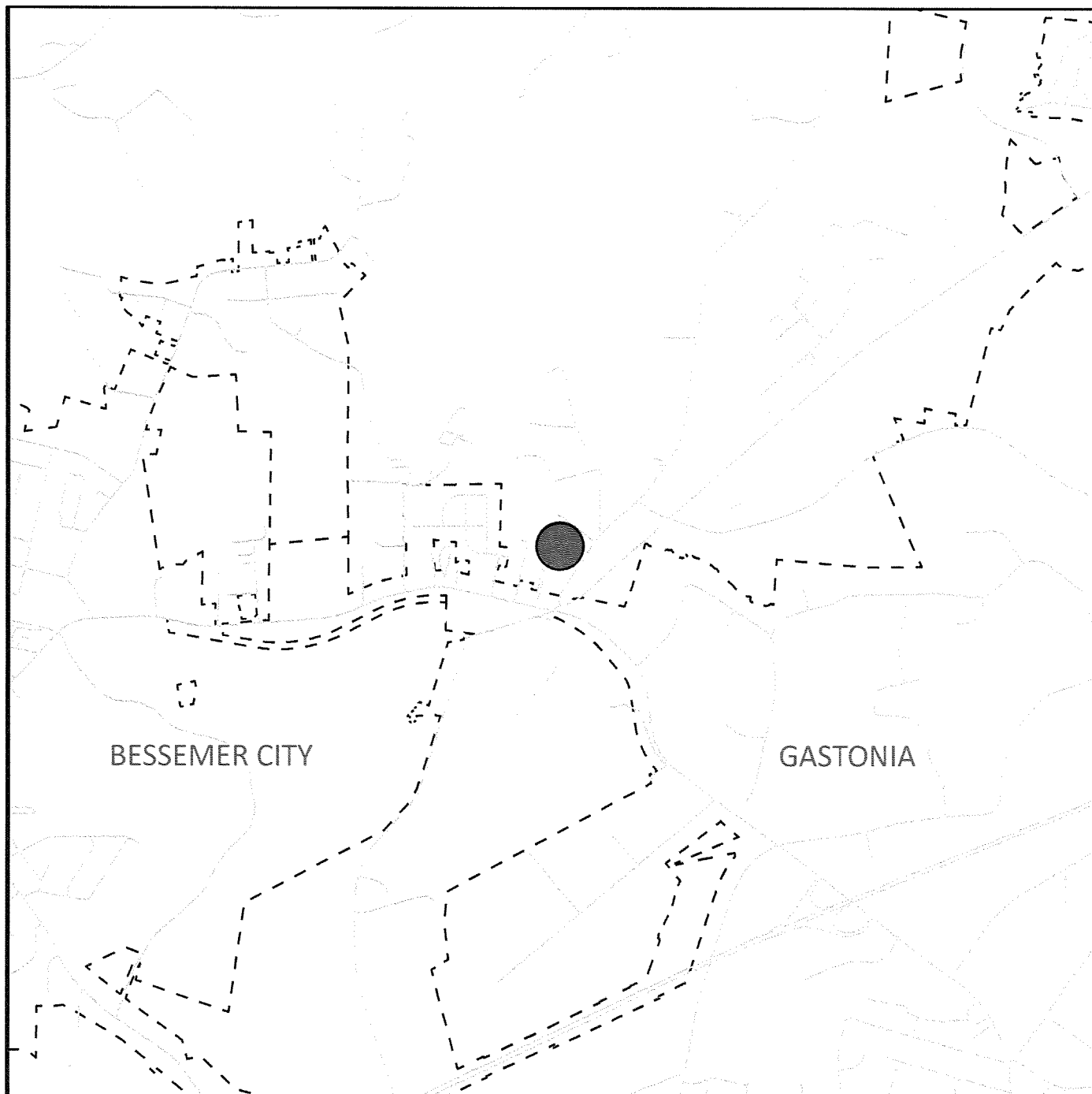
Commissioner's Decision: \_\_\_\_\_ Date: \_\_\_\_\_

### 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 (R-3) Zoning Jurisdiction

Abattoir Class 1	SPs	Convenience Store, Closed 12AM to 5AM	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs	Planned Unit Development (PUD)	Xs/CDs	Telecommunication Tower & Facilities	SPs
Animal Grooming Service for household pet (Indoor kennels)	SP	Country Club	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs	Post Office	SP	Tourist Home	X
Animal Hospital (Outdoor kennel)	SPs	Day Care Center, Class A	Xs	Golf Course; Golf Driving Range; Golf Miniature	SPs	Private Residential Quarters (PRQ)	Xs	Tower and/or Station, Radio & Television Broadcast	SPs
Animal Hospital, (Indoor kennel)	SPs	Day Care Center, Class B	Xs/SPs	Group Home	Xs	Produce Stand	Xs	Traditional Neighborhood Development (TND)	Xs/CDs
Animal Kennel	SPs	Day Care Center, Class C	SPs	Home Occupation, Customary	Xs	Race Track, Small	SPs	Upholstery Shop	SP
Animal Shelter	SPs	Dwelling, Manufactured Home Class A	X	Home Occupation, Rural	Xs	Recreation Center and Sports Center	SPs	Wood Waste Grinding Operation	SPs
Assisted Living Center	SPs	Dwelling, Manufactured Home Class B	X	Library	SP	Recycling Deposit Station, accessory	X	Zoo	SP
Automobile Hobbyist	Xs	Dwelling, Manufactured Home Class C	Es	Machine, Metal, Wood Working, Welding Shop	SPs	Recycling Deposit Station, principal use	SPs		
Automobile Repair Shop / Automobile, Truck Sales, Accessory	SPs	Dwelling, Manufactured Home Class D	Es	Manufactured Home Park	Es	Restaurant, within other facilities	Xs		
Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	SPs	Dwelling, Single Family	X	Marina, Accessory	Xs	Riding Stables	SPs		
Bed and Breakfast Inn	SPs	Dwelling, Two Family	Xs	Marina, Commercial	SP	Rodeo / Accessory Rodeo	SPs		
Bona Fide Farms	Xs	Essential Services Class 1	X	Maternity Home	Xs/SPs	School for the Arts	SP		
Botanical Garden	Xs	Essential Services Class 2	Xs	Military Reserve Center	SPs	School, Elementary & Middle (public & private)	Xs		
Camping and Recreational Vehicle Park	SPs	Essential Services Class 3	SP	Museum	SP	School, Senior High (public & private)	Xs		
Cemetery	SPs	Essential Services Class 4	Xs/SPs	Nursery (Garden)	SPs	Small House Community	SP		
Church / Place of Worship	Xs	Family Care Home	Xs/SPs	Nursing Home, Rest Home	SPs	Special Events Facility	SPs		
College / University	SP	Firing Range, Indoors, principal use	SPs	Paint Ball / Laser Tag Facility	SPs	Special Events Facility, Accessory	SPs		
Conference / Retreat / Event Center	SPs	Firing Range, Outdoors, principal use	SPs	Park	Xs/SPs	Stadium	Xs/SPs		
Continuing Care Facility	SPs	Fish Hatcheries	SP	Parking Lot	SPs	Taxidermy	X		
Contractor's Office	SP	Flex Space	Xs	Planned Residential Development (PRD)	Xs/CDs	Telecommunication Antennae & Equipment Buildings	Xs		



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES


**VICINITY MAP**  
**REZ-24-02-06-00171**

**LEGEND**

- Roads
- [ - - ] Municipalities
- Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. This map is believed to be accurate but Gaston County does not guarantee its accuracy. 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 0.1 0.25 0.5 Miles

A horizontal scale bar with four segments, corresponding to the distances 0, 0.1, 0.25, and 0.5 miles.



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-24-02-06-00171**

**LEGEND**

— Roads

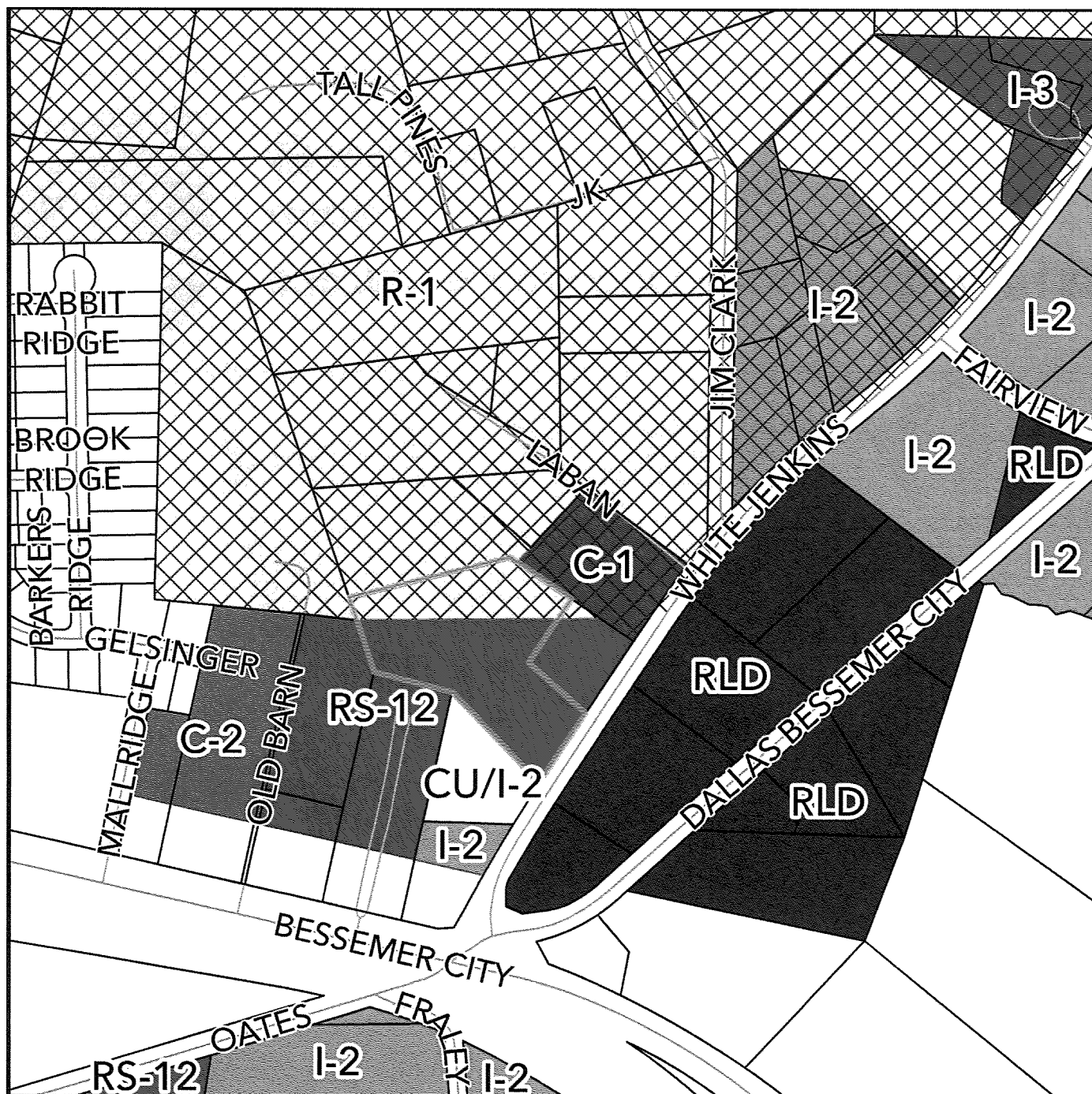
□ Parcels

□ Subject Parcel

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0 0.010.02 0.04 Miles





## ZONING MAP REZ-24-02-06-00171

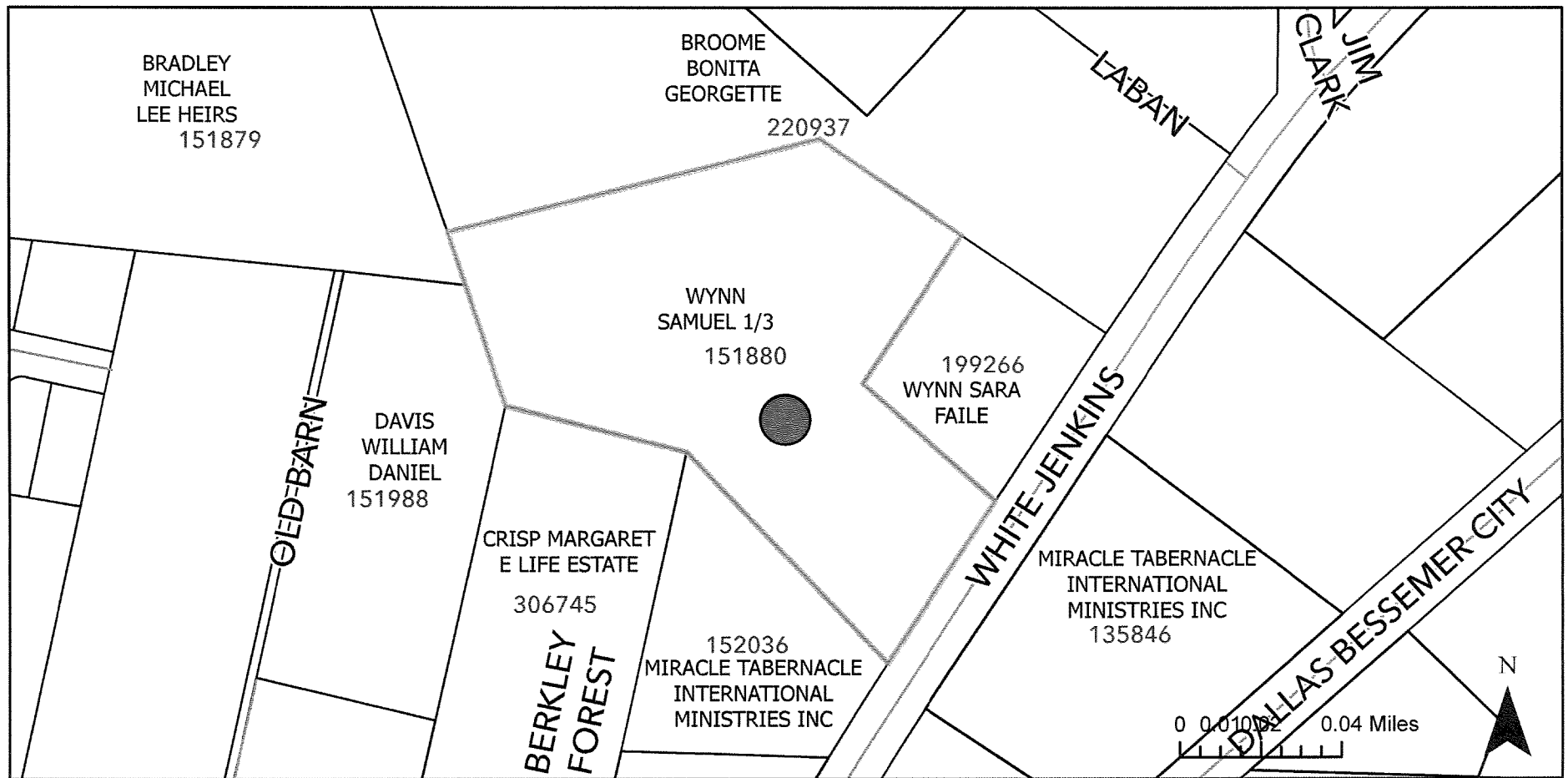
### LEGEND

- Roads
- Parcels
- ZONE TYPE**
  - C-1
  - C-2
  - CU/I-2
  - I-2
  - I-3
  - R-1
  - RLD
  - RS-12
- Subject Parcel

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0 0.020.04 0.09 Miles





## SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-02-06-00171

### LEGEND

 Subject Parcel

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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:** Laura Hamilton – Planner III, Gaston County Building & Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** February 28<sup>th</sup>, 2024  
**Subject:** REZ 24-02-06-00171 White Jenkins Rd- GCLMPO Site Plan Review

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

The site is located at 127 White Jenkins Road, Bessemer City, NC, 28016. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, the project U-6078: widening N.C. 279 to a four-lane divided facility and adding a multi-use path on both sides of N.C. 279
2. NC 274 Intersection improvements at NC 275, SR 1327 (Fairview Dr), and SR 1456 (White Jenkins Rd) will have an impact on the vicinity of this site (see Figure 1 below).
3. U-6078 is scheduled for ROW acquisition in FY 2025 and construction beginning in FY 2027. NCDOT will be contacting the property owner for any needed right-of-way for this widening project.
4. A proposed intersection improvement project at NC 274 is included in the MPO's MTP as an unfunded project.
5. A proposed 4-lane freeway from US 321 north of Dallas to I-85 is also included in the MPO's CTP. The proposed thoroughfare is an unfunded project. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.
6. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.



---

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Gastonia, North Carolina 28053  
Phone (704) 866-6980

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

7. 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.
8. The centerline for this proposed thoroughfare as currently shown on the CTP is from the once funded Garden Parkway. The proposed thoroughfare, if re-established as a funded project in the future, would go back through the Environmental Impact Study process with a new centerline defined. It could be a similar centerline, or it could be something different.
9. 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 [juliop@cityofgastonia.com](mailto:juliop@cityofgastonia.com).

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

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

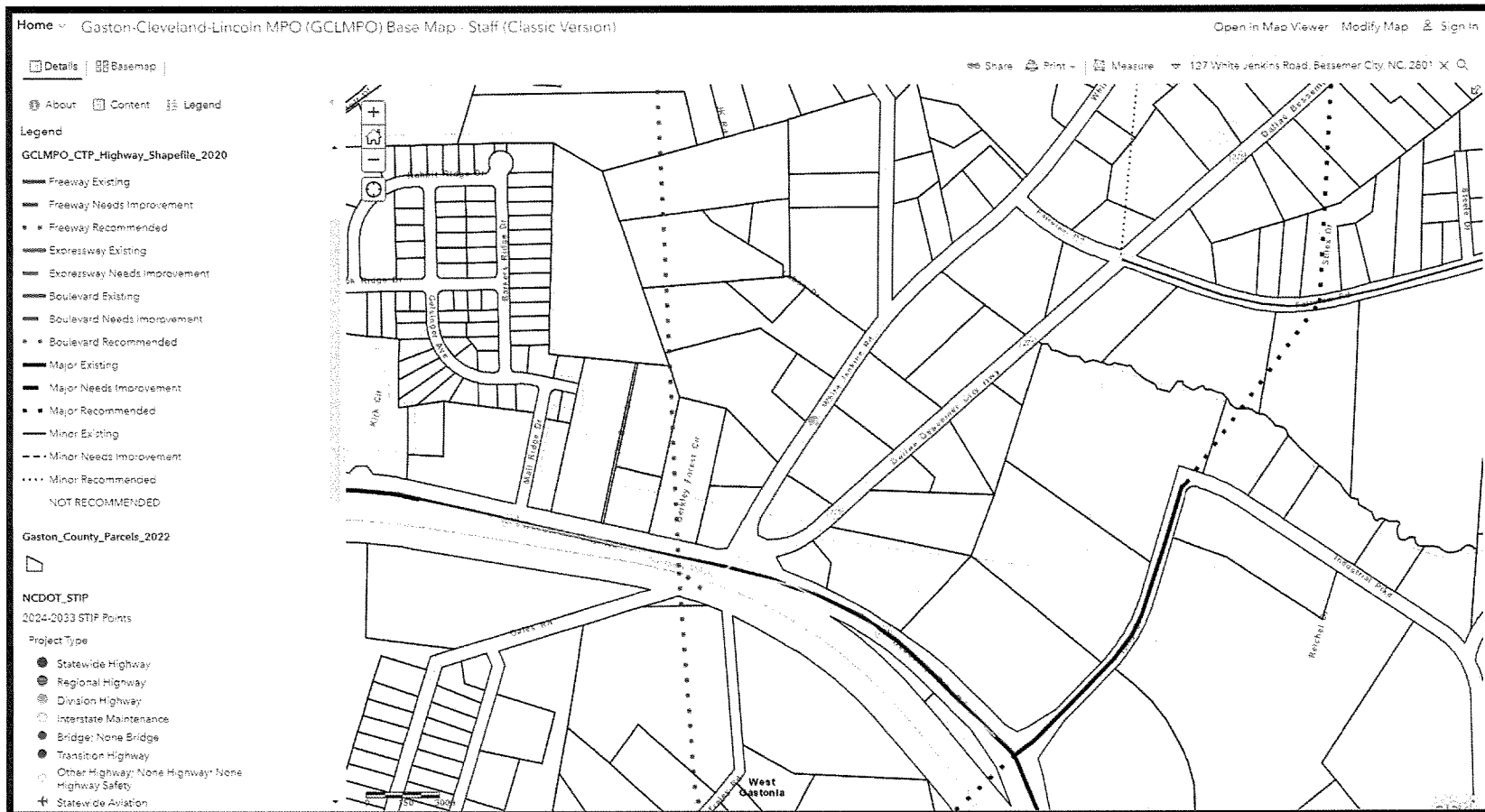


Figure 1. White Jenkins Rd - NCDOT STIP - GCLMPO CTP MTP Layout



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services Board Action

File #: 24-066

Commissioner Hovis - Building & Development Services - 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

### 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. 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 District with (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District. A public hearing was advertised and held on March 26, 2024 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation to approve was made on March 4, 2024, 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 & 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	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-078	03/26/2024	TK	BH	A	A	AB	A	A	A	A	U

### DISTRIBUTION:

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