

6231 Dallas Cherryville Hwy.

Per the owner:

We had someone inquire about the sign the other day. The BP sign was removed because BP required it. The other sign we used is still standing at the same location.

The zoning is R-1 with CH Overlay. It is not a commercial zoning. It says commercial on the parcel card. There has been a store at this location for at least 60 years.

We need to know when was the last time this structure was used as a convenience store? It was closed on 10/31/2017

When did it get put up for sale or rent? We rented it in February 2017 and the renters closed 10/31/2017. We listed it for sale 9/23/2019

When were the gas pumps and canopy removed? We had to remove the canopy branding (BP) in 2018, but the canopy structure still remains. The gas pumps were also removed in 2018, due to they would have to be replaced anyway by a new owner, they were outdated. The underground storage gas tanks are still in place and in temporary shutdown with the state as of November 2017. All piping for the gas pumps still remain in place and are in operational condition.

*** With the highlighted responses, this was a non-conforming use not meeting the requirements of section 3.5.1 to re-open. The parcel would require a rezoning to be approved.

1993 aerial



2016 Google Image



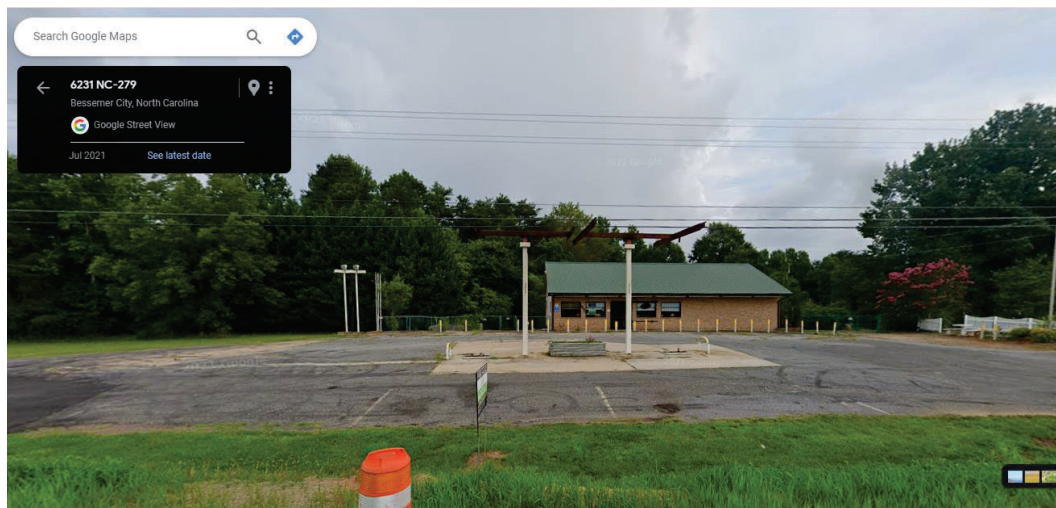
2018 Google Image



2019 Google Image



2021 Google Image



2022 Google Image



2023 Google Image



NT SERVICES

property and on such is not subject to
County and is subject to payment
to the County Registrar of deeds.

_____ Review Officer

County, certify that the
this certification is

 House Officer

45° R/W
376.36'
446.54 W
417.04'
WALLACE
867

Know all men by these presents, that the owner of the property shown hereon, do hereby acknowledge this plat and allotment to be correct.

Owner(s) Cathy Fowler Lee

ATION SURVEY

HWY. BESSEMER CITY, N. C. 28016
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 HWY. BESSEMER CITY, N. C. 28016
 SCALE: ONE INCH = 50 FEET
 REFERENCE DEED: BOOK 4955 PAGE
 PARCEL NOS. 161389, 305916, 305916
 161323, AND 161386
 TOTAL ACRES: 9.791
 WATERSHED: SOUTH FORK PROTECTED
 ZONED: R-1

28034
E. C. 28021

01-60-6046