



**TITLE: ZONING MAP CHANGE: REZ-24-01-31-00170, CATHY FOURSHEE LEE (APPLICANT); PROPERTY PARCEL: 308207, LOCATED AT 6231 DALLAS CHERRYVILLE HWY., BESSEMER CITY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY OVERLAY TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (CH) CORRIDOR HIGHWAY OVERLAY**

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): 308207  
Applicant(s): Cathy Fourshee Lee  
Owner(s): Cathy Fourshee Lee / Tammy Fourshee Stroupe  
Property Location: 6231 Dallas Cherryville Hwy., Bessemer City  
Request: Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway Overlay to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay

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 308207, located at 6231 Dallas Cherryville Hwy., Bessemer City, NC, from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway Overlay to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay 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 increase economic development through the County by improving viable job opportunities as envisioned by the rural future land use designation. Rural areas are characterized by 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 in the Rural Gaston / Northwest Gaston area of the Comprehensive Land Use Plan.

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

**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:

Zoning Map Change: REZ-24-01-31-00170, Cathy Fourshee Lee (Applicant); Property Parcel: 308207, Located at 6231 Dallas Cherryville Hwy., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway Overlay to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay

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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: 308207, 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.

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Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:

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Donna S. Buff, Clerk to the Board