

REZ-24-02-06-00171

General Rezoning

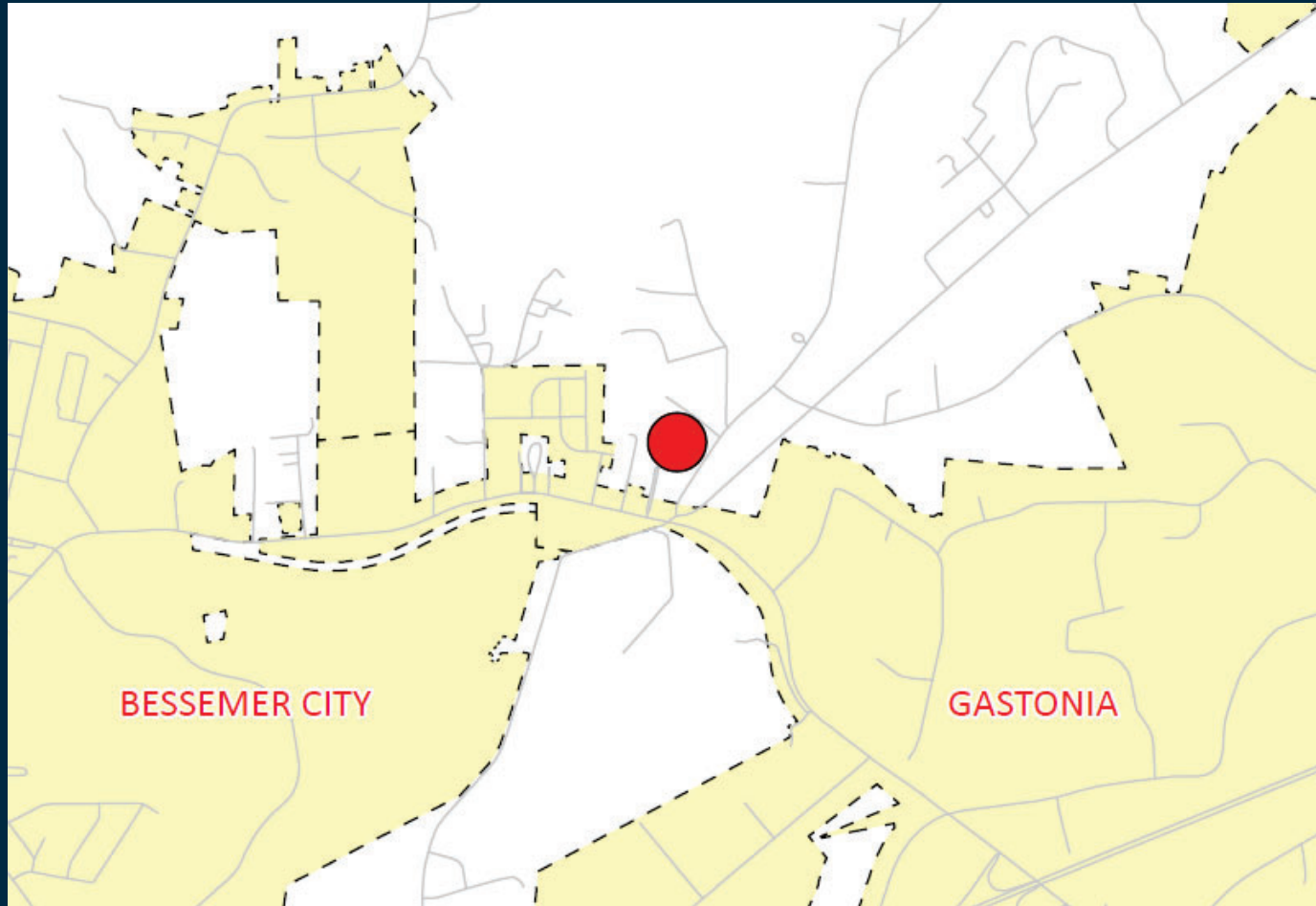
Applicant: Samuel Lee Wynn

PID: 151880

Request: Rezoning from (RS-12) Single-Family 12,000 Square Feet and (R-1) Single-Family Limited zoning district with (US) Urban Standard to (R-3) Single-Family General zoning district.



VICINITY MAP



LEGEND

- Roads
- Municipalities
- Subject Property


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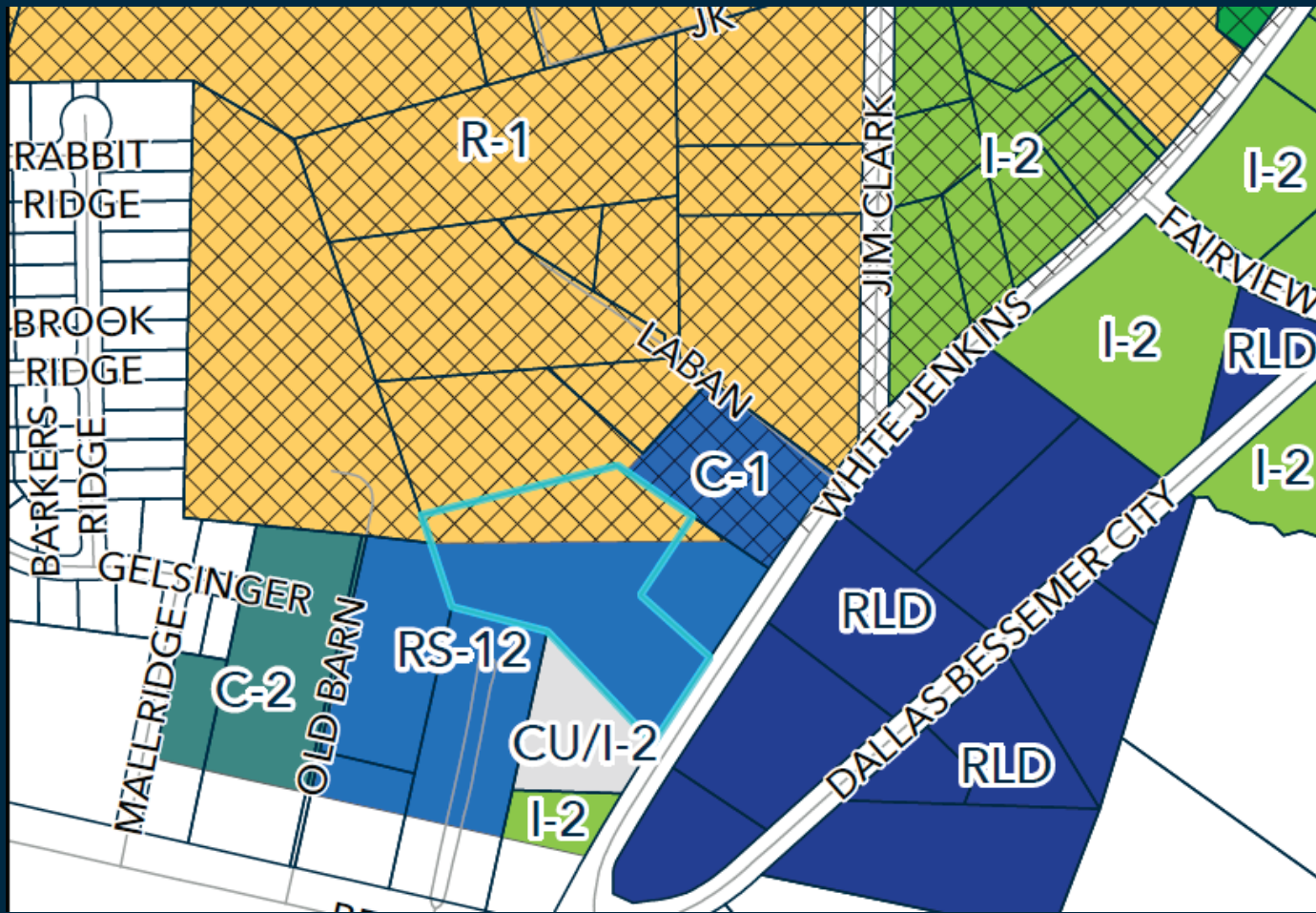
ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-3

■ NBS

■ R-1

■ R-2

■ R-3

TYPE

◆ CH OVERLAY

∧ US OVERLAY

□ Subject Parcel

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Utilities & Streets



- **Private Well & Septic**

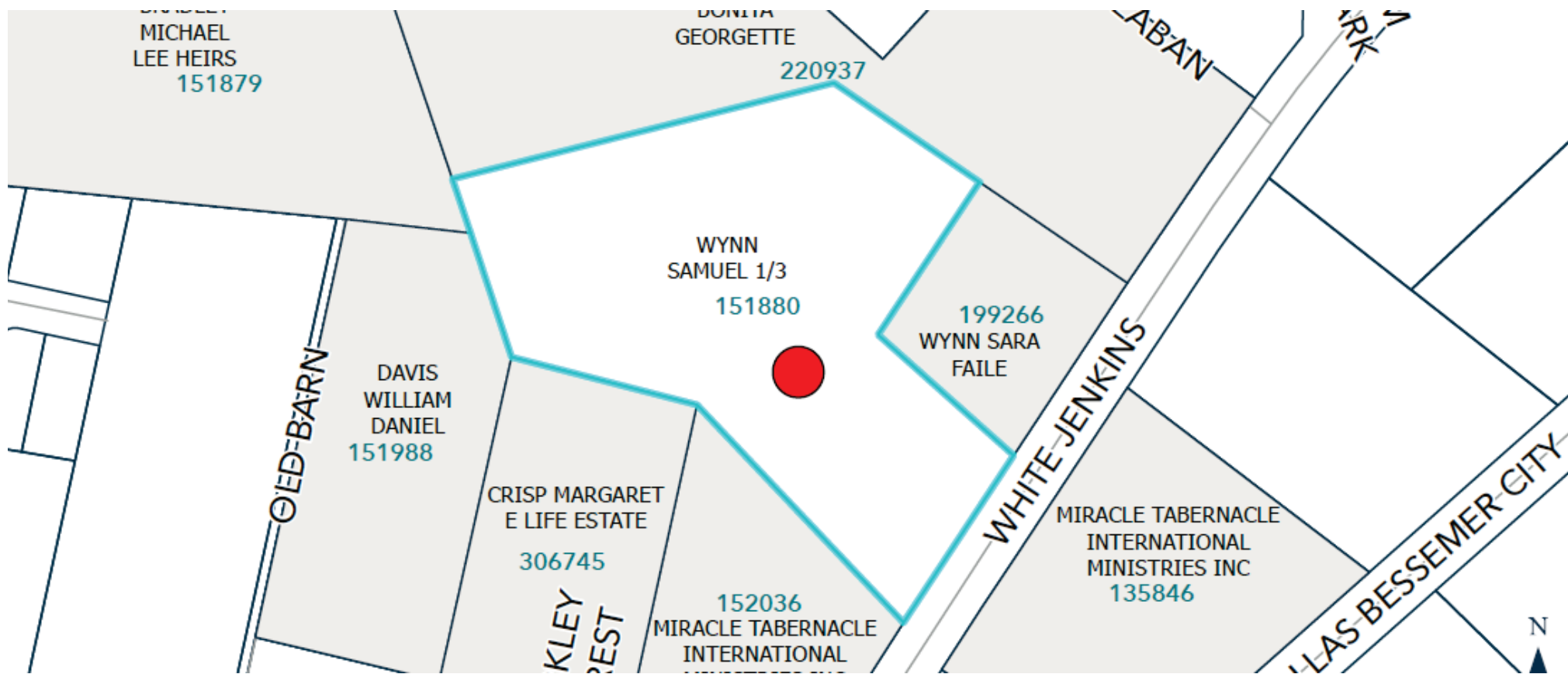


- **NCDOT road -**
- **White Jenkins Rd**

TRC comments



SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	STATE	ZIPCO	PHYSSTRADD
135846	MIRACLE TABERNACLE INTERNATIONAL MINISTRIES INC		120 WHITE JENKINS RD	BESSEMER CITY	NC	28016	120 WHITE JENKINS RD
152036	MIRACLE TABERNACLE INTERNATIONAL MINISTRIES INC		120 WHITE JENKINS RD	BESSEMER CITY	NC	28016	109 WHITE JENKINS RD
151880	WYNN SAMUEL 1/3	WYNN SARA	131 WHITE JENKINS ROAD	BESSEMER CITY	NC	28016	127 WHITE JENKINS RD
306745	CRISP MARGARET E LIFE ESTATE	C/O MICHAEL K CRISP	4910 ALLERTOW RD APT 2415	FREDERICKSBURG	VA	22407	100 BERKLEY FOREST CIR
151988	DAVIS REBECCA DAWN	DAVIS WILLIAM DANIEL	520 OLD BARN LN	BESSEMER CITY	NC	28016	520 OLD BARN LN
151879	BRADLEY MICHAEL LEE HEIRS	C/O HEATHER JORDAN	533 OLD BARN LANE	BESSEMER CITY	NC	28016	533 OLD BARN LN
199266	WYNN SARA FAILE	WYNN SAMUEL LEE	745 BESS TOWN RD	BESSEMER CITY	NC	28016	131 WHITE JENKINS RD
220937	BROOME BONITA GEORGETTE		904 N 6TH STREET	BESSEMER CITY	NC	28016	145 WHITE JENKINS RD

Overview

- **Small Area Plan:** Area 5 – Scenic Gaston / Southwest Gaston
- **Future Land Use Designation:** Rural
- **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