



TITLE: ZONING MAP CHANGE: REZ-25-01-17-00207, JORDAN DEMERS (APPLICANT); PROPERTY PARCEL: 162981, LOCATED AT 3002 TRYON COURTHOUSE RD., BESSEMER CITY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED AND (I-2) GENERAL INDUSTRIAL ZONING DISTRICTS TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on March 25, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 162981
Applicant(s): Jordan Demers
Owner(s): Jordan Demers
Property Location: 3002 Tryon Courthouse Road, Bessemer City
Request: Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate 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 request for parcel 162981, located at 3002 Tryon Courthouse Rd., Bessemer City, NC, to be rezoned from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District on March 3, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Rural Gaston small area plan.

Motion: Marcantel Second: Horne Vote: 7-0
Aye: Crane, Harris, Harvey, Horne, Hurst, Marcantel, Williams
Nay: None
Absent: Brooks, Magee, Sadler
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:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-063	03/25/2025	AF	BH	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

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:

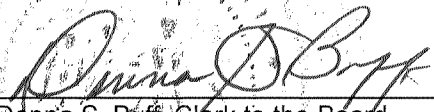
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Rural Gaston small area plan.

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: 162981, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 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-25-01-17-00207)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single-Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District.	
Applicant(s):	Property Owner(s):
Jordan Demer	Jordan Demer
Parcel Identification (PID):	Property Location:
162981	3002 Tryon Courthouse Road
Total Property Acreage:	Acreage for Map Change:
1.09 acres	1.09 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited and (I-2) General Industrial	(R-2) Single-Family Moderate
Existing Land Use:	Proposed Land Use:
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
Area 1: Rural Gaston/Northwest Gaston
Key issues for citizens in this area include the preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, increased job opportunities, preservation of agriculture and maintaining the rural “feel” of the community, repurpose vacant buildings and facilities for new economic opportunities, and steer development toward existing infrastructure.
Comprehensive Plan Future Land Use: Rural Center
Rural Center – Rural centers are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community day care centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway.
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

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

The Gaston County TRC reviewed this request on February 19th and the following departments had no comments at this time:

- Gaston County Natural Resources

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is in a residential area in the northwestern region of the county. The subject property is at the corner of Tryon Courthouse Road and County Line Road in Bessemer City. The location is primarily residential in nature, with different housing types and styles included, with pockets of industrial and commercial scattered throughout.

Previously, a single-wide manufactured home and two other structures sat on the property, according to previous aerial photography. However, all structures were removed sometime between 2022 and 2023. The property has a small portion across Tryon Courthouse Road that totals roughly 0.09 acres. Based on tax documents and prior deeds, the parcel has existed like this since at least 1963. This small portion follows its adjacent property's zoning of (I-2) General Industrial, while the larger portion falls under (R-1) Single-Family Limited. Staff recommends rezoning the entire property, on both sides of Tryon Courthouse Road, to the requested (R-2) Single-Family Moderate zoning district to remove the split zoning on the property.

If approved, any uses allowed in the (R-2) Single-Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on March 3, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on:

- 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 and maintain the rural "feel" of the community, as envisioned by the Rural Gaston small area plan.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-01-17-00207, 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 and maintain the rural “feel” of the community, as envisioned by the Rural Gaston small area plan.

These findings are supported by a 7 - 0 vote by the Gaston County Planning Board during its March 3, 2025, 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-

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

A. *APPLICANT INFORMATION

Name of Applicant: Jordan Thomas Demers
(Print Full Name)

Mailing Address: 1429 West Cabaniss Road Shelby NC 28150
(Include City, State and Zip Code)

Telephone Numbers: 704 813 1304
(Area Code) Business (Area Code) Home

Email: Jordan-demers@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: _____
(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: 3002 Tryon Courthouse Rd, Bessemer City NC 28016

Parcel Identification (PID): _____

Acreage of Parcel: 1.09 +/- Acreage to be Rezoned: 1.09 +/- Current Zoning: _____

Current Use: _____ Proposed Zoning: mobile home

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)

See Reverse Side For Completion of Additional Sections

E. AUTHORIZATION AND CONSENT SECTION

ASHLEY L. MCCLUNEY
Notary Public - North Carolina
Cleveland County

(I/We), being the property owner(s) or heir(s) of the subject property referenced in the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 162981 hereby give Jordan Demers consent to execute this proposed action.
(Name of Applicant)

[Signature]
(Signature)

1/13/28
(Date)

(Signature)

(Date)

I, Ashley McCluney, a Notary Public of the County of Cleveland State of North Carolina, hereby certify that Jordan Demers personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 13 day of January, 2025.

[Signature]
Notary Public Signature

11-3-2029
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.

[Signature]
Signature of Property Owner or Authorized Representative

1/13/23
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: _____ Application Number: _____ Fee: _____

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: _____

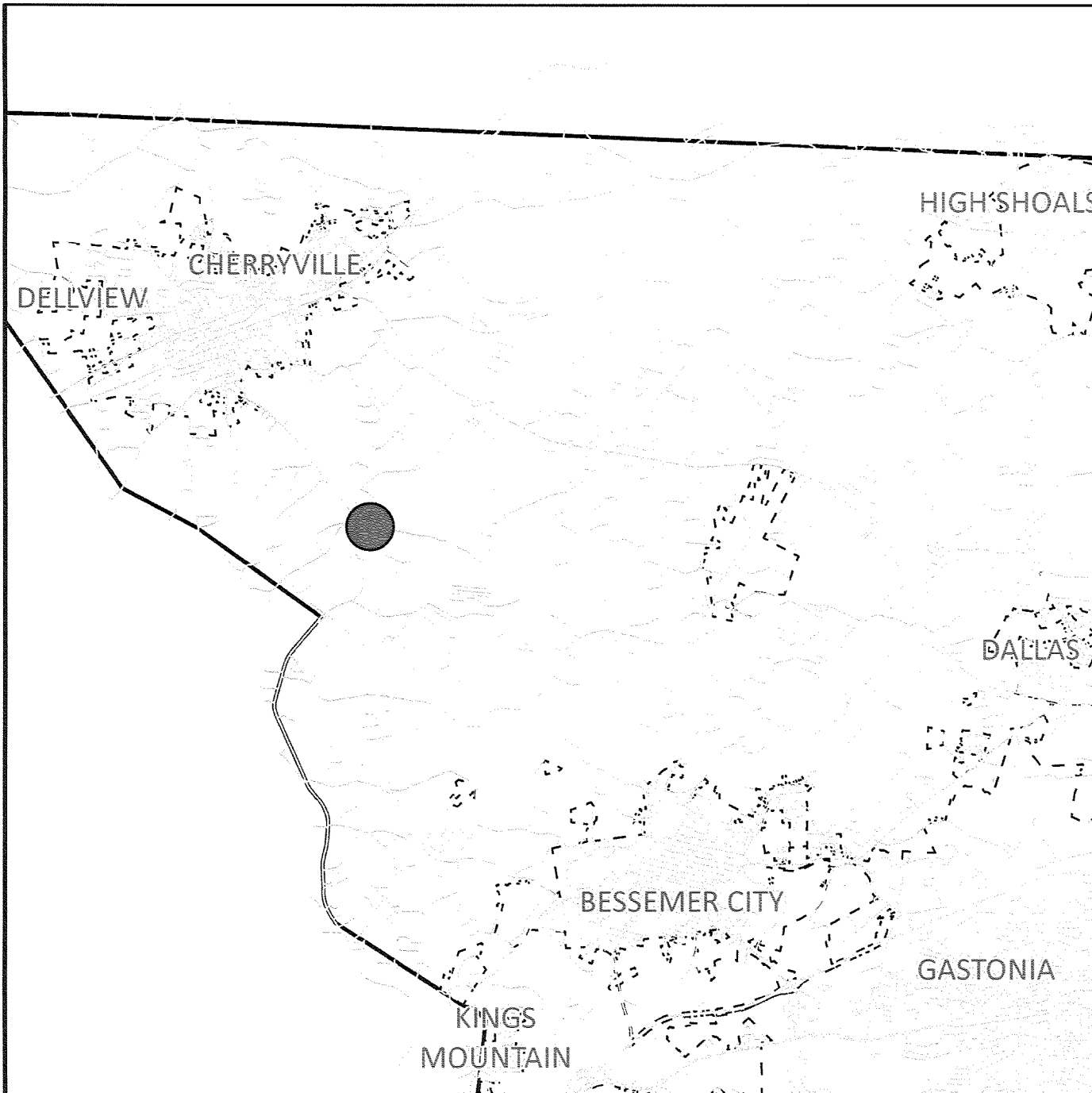
Mission Statement

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-2) Zoning District

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

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



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-01-17-00207

LEGEND

Roads

--- Municipalities

● Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. 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 0.5 1 2 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-01-17-00207

LEGEND

— Roads

□ Parcels

□ Subject Parcel

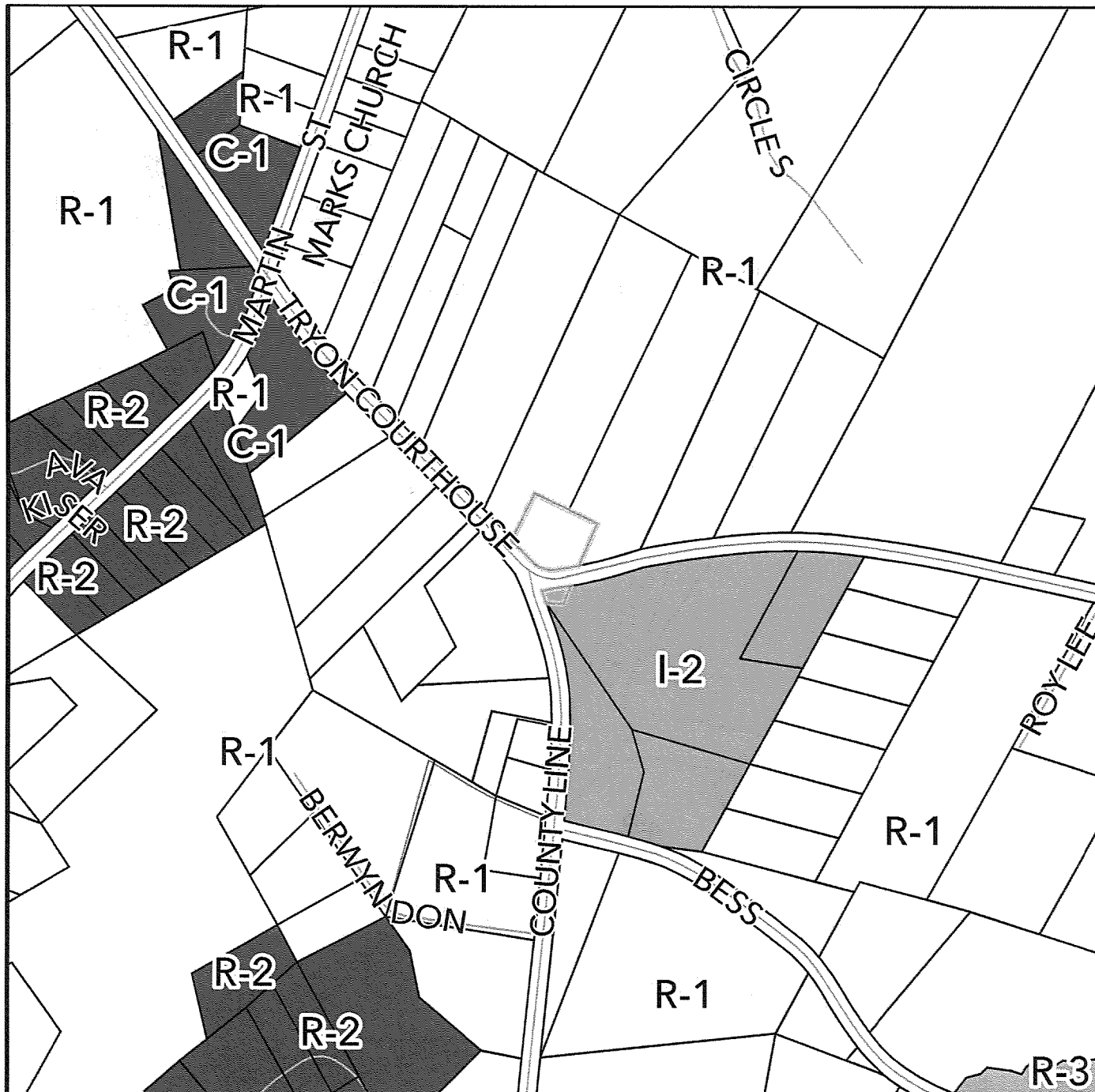
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0 0.01 0.03 0.05 Miles



N





ZONING MAP REZ-25-01-17-00207

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-1

■ I-2

□ R-1

■ R-2

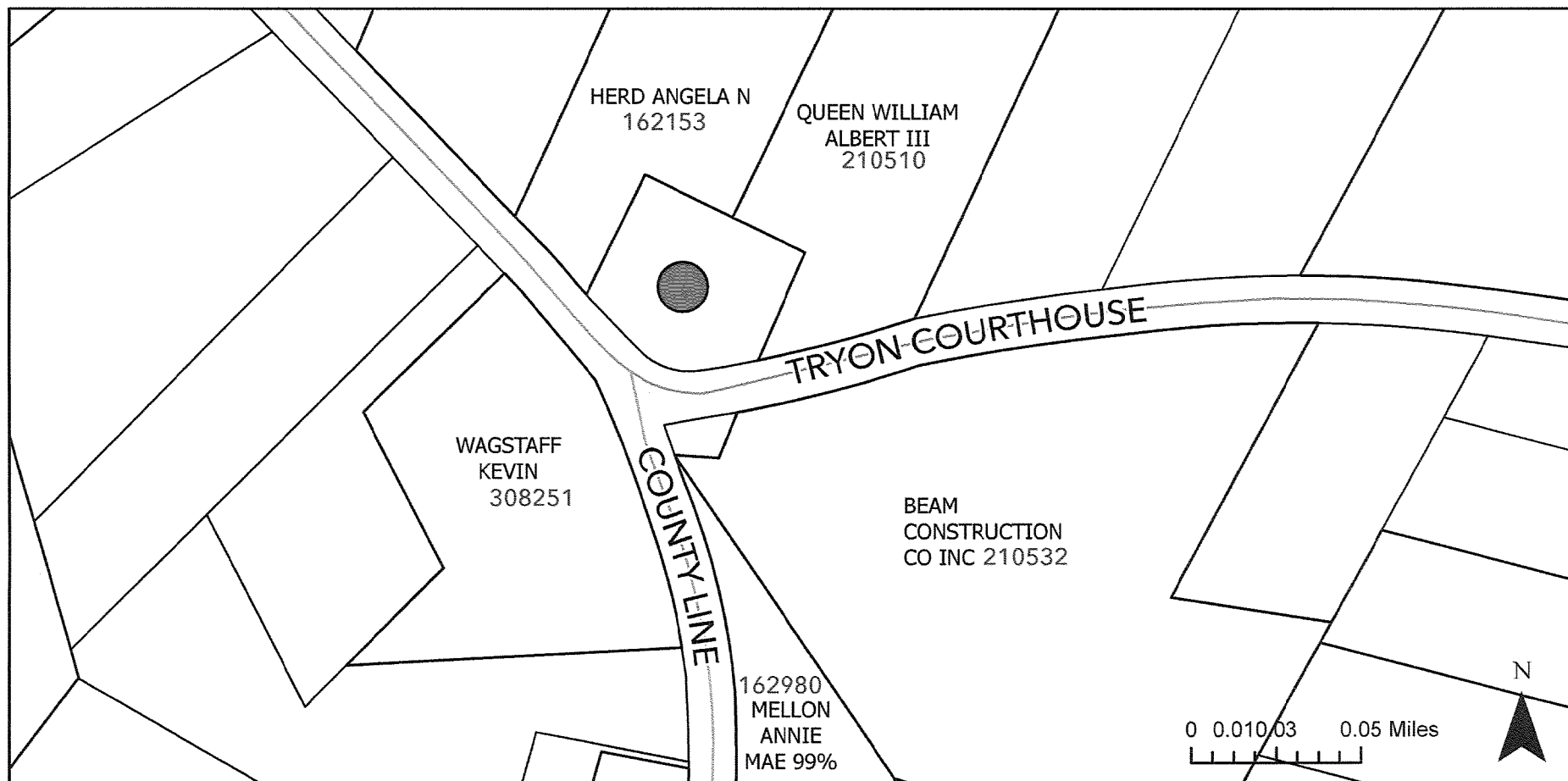
■ R-3

□ Subject Parcel

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0 0.030.06 0.12 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-01-17-00207

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: Peyton Wiggins CZO, Planner II Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: February 24th, 2025
Subject: TRC Review for 3002 Tryon Courthouse Road – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed rezoning request located 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 3002 Tryon Courthouse Road, Bessemer City, NC. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. 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.
4. The CTP shows recommended pedestrian facilities improvements along Tryon Courthouse Rd. These improvements are unfunded at this time. The existing right-of-way along Tryon Courthouse Rd is 60 ft.
5. 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.

GASTON-CLEVELAND-LINCOLN



Metropolitan Planning Organization

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

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

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 25-108

Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-25-01-17-00207, Jordan Demers (Applicant); Property Parcel: 162981, Located at 3002 Tryon Courthouse Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Peyton Wiggins - Planner II - 704-866-3530

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. Jordan Demers (Applicant); Property Parcel: 162981, Located at 3002 Tryon Courthouse Rd., Bessemer City, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District. A public hearing was advertised and held on March 25, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on March 3, 2025, 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 and 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	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-063	03/25/2025	AF	BH	A	A	A	A	A	A	A	U

DISTRIBUTION:

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