



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:

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-077	03/26/2024	BH	TK	A	A	AB	A	A	A	A	U

DISTRIBUTION:

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

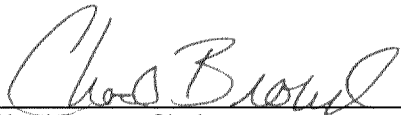
Zoning Map Change: REZ-24-01-31-00170, Cathy Fourshee Lee (Applicant); Property Parcel: 308207, Located at 6231 Dallas Cherryville Hwy., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway Overlay to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay
Page 2

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 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.

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: 308207, 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-24-01-31-00170)
STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property 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.

Applicant(s):

Cathy Fourshee Lee

Property Owner(s):

Cathy Fourshee Lee

Parcel Identification (PID):

308207

Property Location:

6231 Dallas Cherryville Hwy

Total Property Acreage:

.85 acres

Acreage for Map Change:

.85 acres

Current Zoning:

(R-1) Single Family Limited w/ CH overlay

Proposed Zoning:

(C-1) Light Commercial w/ CH overlay

Existing Land Use:

Commercial structure

Proposed Land Use:

Commercial

COMPREHENSIVE LAND USE PLAN

Area 1: Rural Gaston / Northwest Gaston

Key issues for citizens in this area include: Preservation of open space, and Increased job opportunities.

This portion of the County has 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.

Comprehensive Plan Future Land Use: Rural Community

Rural– This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. It is understood that this is the default use designation for Gaston County.

Goal: #8 to increase economic development through the county by improving viable job opportunities.

Strategy: Changing the perception of commercial / manufacturing jobs in existing Gaston County industries.

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:

NC DOT maintained Dallas Cherryville Hwy

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS

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

- Natural Resources, Emergency Management.

The GCLMPO comments are:

- The 2020-2029 STIP project W-5212N is for safety improvements, including passing zones are scheduled.
- The CTP shows improvement needs along Dallas Cherryville Hwy including a recommended multi-use path. This is currently unfunded.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in the northwestern area of Gaston County on Dallas Cherryville Hwy just east of St Marks Church Rd. The immediate area is primarily residential in nature, with different housing types and styles. There are few non-residential uses in the general vicinity. The surrounding parcels are zoned (R-1) Single-Family Limited and (R-2) Single-Family Moderate.

The existing structure had been a store for at least 60 years. It continued as a convenience store before and after the adoption of zoning in 1992. It was closed in 2017 and listed for sale in 2019. The gas island canopy had to be removed when the previous brand was no longer sold.

Under Section 3.5.1 (Nonconforming Principle Uses) of the UDO, the use could not re-open in the R-1 zoning due to the time frame it had been closed.

If approved, any uses allowed in the (C-1) Light Commercial 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

Scheduled Meeting Date: March 4, 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 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.

Attachments: Application, Maps, GCLMPO Letter



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-01-31-00170, 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 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.

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-

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

A. *APPLICANT INFORMATION

Name of Applicant: CATHY FOURSHEE LEE
(Print Full Name)

Mailing Address: PO BOX 748, DALLAS NC. 28034
(Include City, State and Zip Code)

Telephone Numbers: 704-616-7828
(Area Code) Business (Area Code) Home

Email: CATHY13133@GMAIL.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: TAMMY FOURSHEE STROUPE
(Print Full Name)

Mailing Address: PO BOX 985, CHERRYVILLE NC 28021
(Include City, State and Zip Code)

Telephone Numbers: 704-813-5930
(Area Code) Business (Area Code) Home

Email: TSTROUPE77@GMAIL.COM

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 6231 DALLAS CHERRYVILLE HWY, BESSEMER CITY, NC 28016

Parcel Identification (PID): 308207

Acreage of Parcel: .85 +/- Acreage to be Rezoned: .85 +/- Current Zoning: R1/CH OVERLAY

Current Use: UNOCCUPIED COMMERCIAL BUSINESS Proposed Zoning: C1/CH

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

(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) _____ hereby give _____ consent to execute this proposed action.
(Name of Applicant)

(Signature)

(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.

Jenny Fourshee Sharpe

Patty Fourshee Lee

Signature of Property Owner or Authorized Representative

1/31/24

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: _____ 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: _____

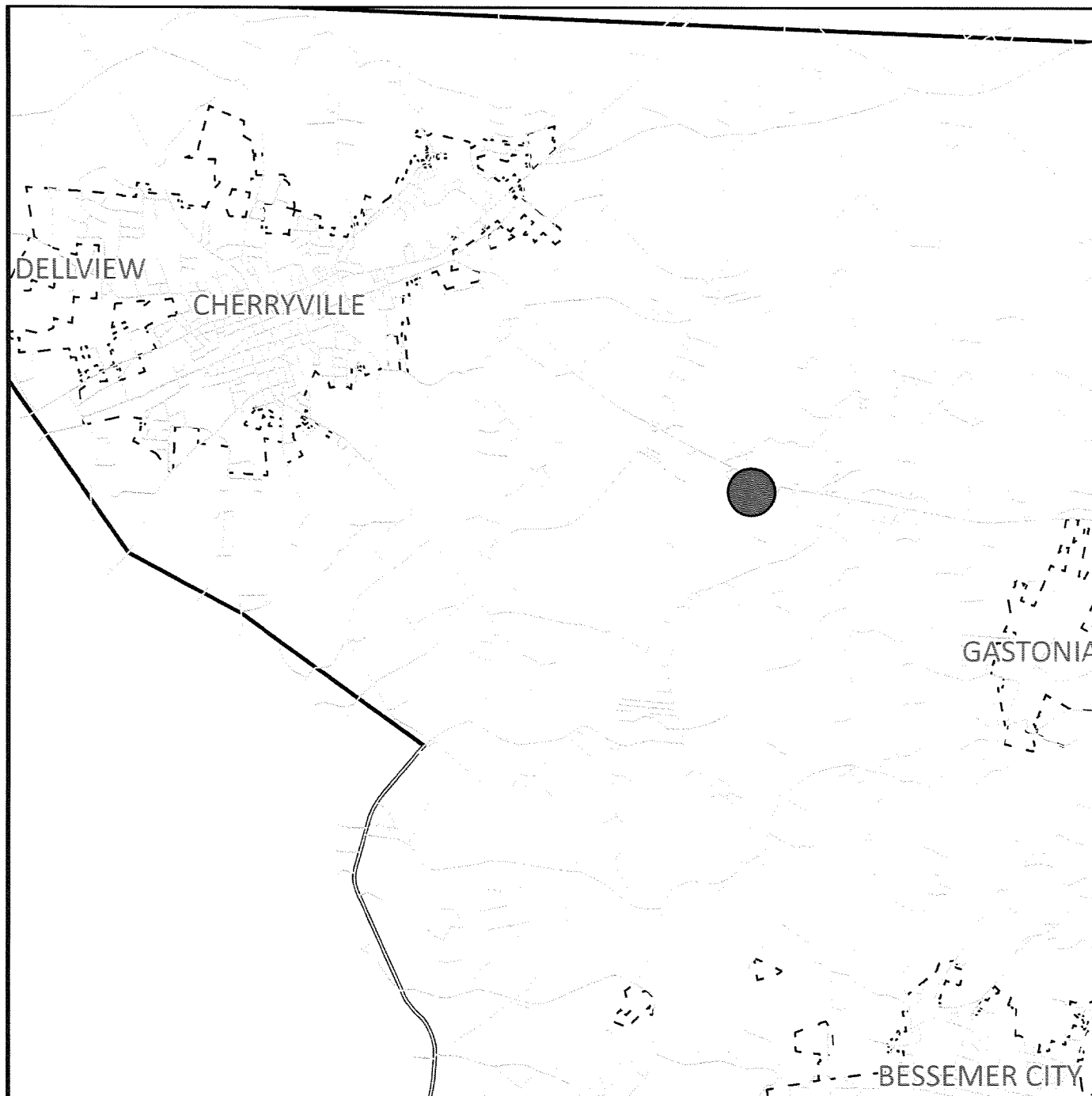
Commissioner's Decision: _____ Date: _____

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.

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

Use	C-1	Use	C-1	Use	C-1
Bus and Train Terminal, Passenger	SPs	Restaurant	Xs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	Xs/SPs
Baseball Hitting Range	X	School, Vocation	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Farm Supply Store, with outdoor storage	X	Special Events Facility	Xs	Funeral Homes	X
Farm Supply Store, without outdoor storage	X	Special Events Facility, Accessory	Xs	Furriers	X
Dwelling, Manufactured Home Class C	Es	Telecommunication Antennae & Equipment Buildings	Xs	Game Room	X
Dwelling, Manufactured Home Class D	Es	Wood Waste Grinding Operation	SPs	Glass & Mirror Shop	X
Manufactured Home Park	Es	Paint Ball / Laser Tag Facility	Xs	Golf Course; Golf Driving Range; Golf Miniature	Xs
Transit Station	SP	Restaurant, within other facilities	Xs	Grooming Services	X
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Xs	Planned Unit Development (PUD)	Xs/CDs	Group Home	SPs
Flea Market, Indoor	Xs	Auction House	Xs/SPs	Gunsmith, Gun & Ammunition Sales	X
Flea Market, Outdoor	SPs	Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	Hardware Store	X
Telecommunication Tower & Facilities	SPs	Club, Private (without Adult Entertainment)	Xs/SPs	Health and Behavioral Care Facility	Xs/SPs
Farmers Market	SPs	Lounge / Nightclub	Xs/SPs	Health Club, Spa, Gymnasium (principal use)	X
Building Material and Lumber Sales	X	Park	Xs/SPs	Home Occupation, Customary	Xs
Business Services	X	Restaurant, with drive thru	Xs/SPs	Home Occupation, Rural	Xs
Contractor's Office	X	ABC Store	X	Hotel or Full Service Hotel	SPs
Contractor's Office and Operation Center	X	Amusement and Sporting Facility, Indoor (unless use specifically listed)	X	Laundromat, Closed 12AM to 5AM	Xs
Day Care Center, Accessory	X	Amusement and Sporting Facility, Outdoor	SPs	Laundromat, Open Up to 24 hrs	SPs
Essential Services Class 1	X	Amusement Arcade	X	Library	X
Essential Services Class 4	X	Animal Grooming Service for household pet (Indoor kennels)	X	Maternity Home	Xs/SPs
Financial Institution (excluding principal use ATMs)	X	Animal Hospital (Outdoor kennel)	SPs	Multi Family Development	Xs/CDs
Laboratories - Dental, Medical	X	Animal Hospital, (Indoor kennel)	Xs/SPs	Museum	X
Medical Offices, 0-49,999sqft GFA	X	Art Gallery	X	Nursery (Garden)	Xs
Medical Offices, 50,000-99,999sqft GFA	SP	Assisted Living Center	SPs	Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0-49,999sqft GFA	X	Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs	Personal Business Services	X
Offices, Excluding Medical, 50,000-99,999sqft GFA	SP	Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X	Planned Residential Development (PRD)	Xs/CDs
Post Office	X	Bed and Breakfast Inn	Xs	Private Residential Quarters (PRQ)	Xs
Recycling Deposit Station, accessory	X	Billiard Parlor	SP	Produce Stand	Xs
Sign Shop	X	Body Piercing Establishment and Tattoo Parlor	SPs	Recreation Center and Sports Center	Xs
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X	Brew Pub	X	Residential Infill Development	Xs/CDs
Photo finish Laboratory	X	Car Wash, Self Service	Xs/SPs	Retail, 0-24,999sqft GFA	Xs
Lawn and Garden Center	X	Cleaning & Maintenance Service	X	Riding Stables	SPs
Monument Sales	X	College / University	SP	Rodeo / Accessory Rodeo	SPs
ATM (Automated Teller Machine)	Xs	Conference / Retreat / Event Center	X	School for the Arts	X
Automobile Hobbyist	Xs	Day Care Center, Class A	Xs	School, Elementary & Middle (public & private)	Xs
Bona Fide Farms	Xs	Day Care Center, Class B	Xs	School, Senior High (public & private)	Xs
Church / Place of Worship	Xs	Day Care Center, Class C	Xs	Shopping Center, 25,000-49,999sqft GFA	Xs
Convenience Store, Closed 12AM to 5AM	Xs	Dwelling, Mixed Use	Xs	Shopping Center, 0-24,999sqft GFA	Xs
Convenience Store, Open up to 24 hours	SPs	Dwelling, Single Family	X	Small House Community	SP
Essential Services Class 2	Xs	Dwelling, Two Family	Xs	Stadium	Xs/SPs
Flex Space	Xs	Exterminators Office	X	Swimming Pool, Sales, Service & Supplies	Xs
Machine, Metal, Wood Working, Welding Shop	Xs	Family Care Home	Xs/SPs	Tourist Home	X
Manufactured Goods, Class 1	Xs	Food Catering Facility	Xs/SPs	Traditional Neighborhood Development (TND)	Xs/CDs
Mini-Warehouse	SPs	Food Pantry	X	Upholstery Shop	X
Parking Lot	Xs	Food Store, 0-9,999sqft GFA	X		
Recycling Deposit Station, principal use	Xs	Food Store, 10,000+sqft GFA	SP		



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-24-01-31-00170

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 0.42 0.85 1.7 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-24-01-31-00170

LEGEND

— Roads

□ Parcels

□ Subject Parcel

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0 0.010.02 0.04 Miles
| | | | |





ZONING MAP

REZ-24-01-31-00170

LEGEND

— Roads

□ Parcels

ZONE TYPE

□ R-1

■ R-2

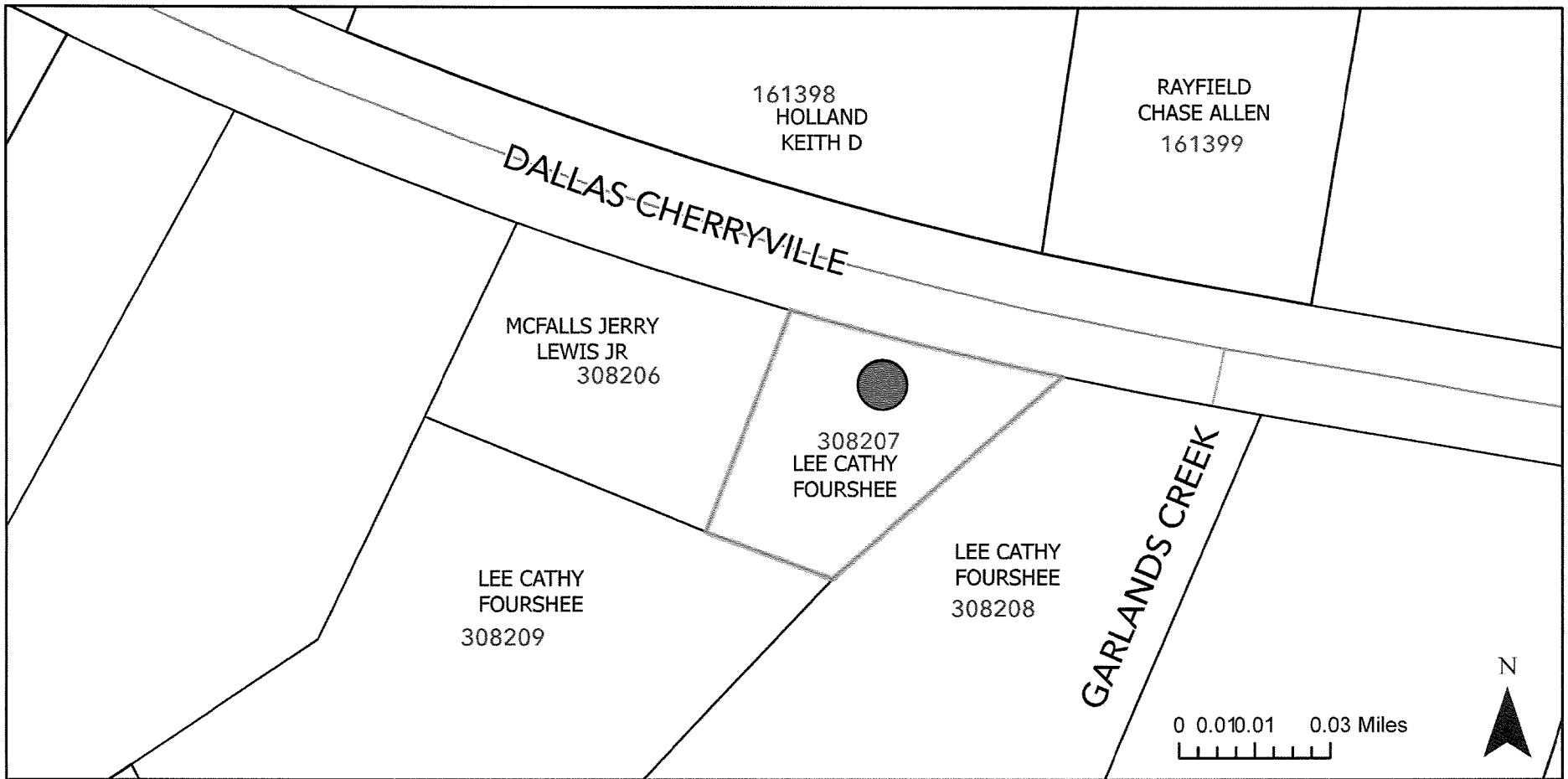
■ R-3

▨ Subject Parcel

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0 0.030.06 0.11 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-01-31-00170

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, Planner, AICP
Date: February 13, 2024
Subject: REZ-24-01-31-00170 Dallas Cherryville Hwy- 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 Fraley Rd and adjoining. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, the project W-5212N: South of (ST Mark's Church Rd) to North of NC 275 – Construct safety improvements, including passing zones is scheduled
2. The CTP shows boulevard needs improvements along Dallas Cherryville Hwy (NC 279).
3. The CTP shows a recommended multi-use path along Dallas Cherryville Hwy (NC 279).
4. 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.
5. 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.
6. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the 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.

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



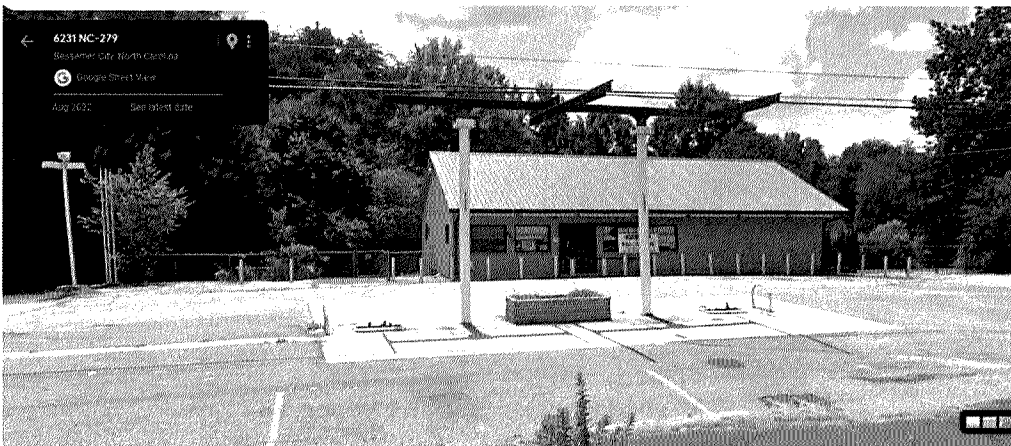
2019 Google Image



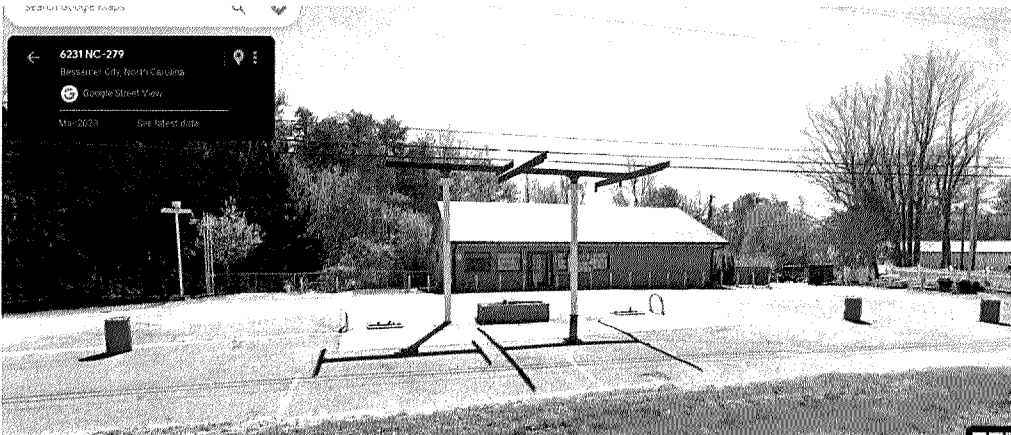
2021 Google Image



2022 Google Image



2023 Google Image





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 24-042

Commissioner Fraley - Building & Development Services - 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

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. 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. 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	AFraley	BHovis	KJohnson	TKelgher	RWorley	Vote
2024-077	03/26/2024	BH	TK	A	A	AB	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users