

General Rezoning Application (Z21-03)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Applicant:

Anna Faye Wilson

Property Owner(s):

Anna Faye Wilson

Parcel Identification (PID):

163151

Property Location:

215 Bess Rd. (Kings Mountain)

Total Property Acreage:

13.16 ac

Acreage for Map Change:

13.16 ac

Current Zoning:

(R-1) Single Family Limited

Proposed Zoning:

(R-2) Single Family Moderate

Existing Land Use:

Residential

Proposed Land Use:

Single Family Residential (Manufactured)

COMPREHENSIVE LAND USE PLAN

Area 1: Rural Gaston / Northwest Gaston

Key issues for citizens in this area include 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 towards existing infrastructure.

Comprehensive Plan future Land Use:

Rural – Rural areas are areas characterized by green rolling hills and plenty of open space. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.

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

AREA SALES DATA

Sales Summary (Valid Sales from January 2018):

Source: Gaston County Tax Department

Total Number of Sales: **7**

Total Value of Sales: **\$760,500**

Low Sale

High Sale

Average Sale

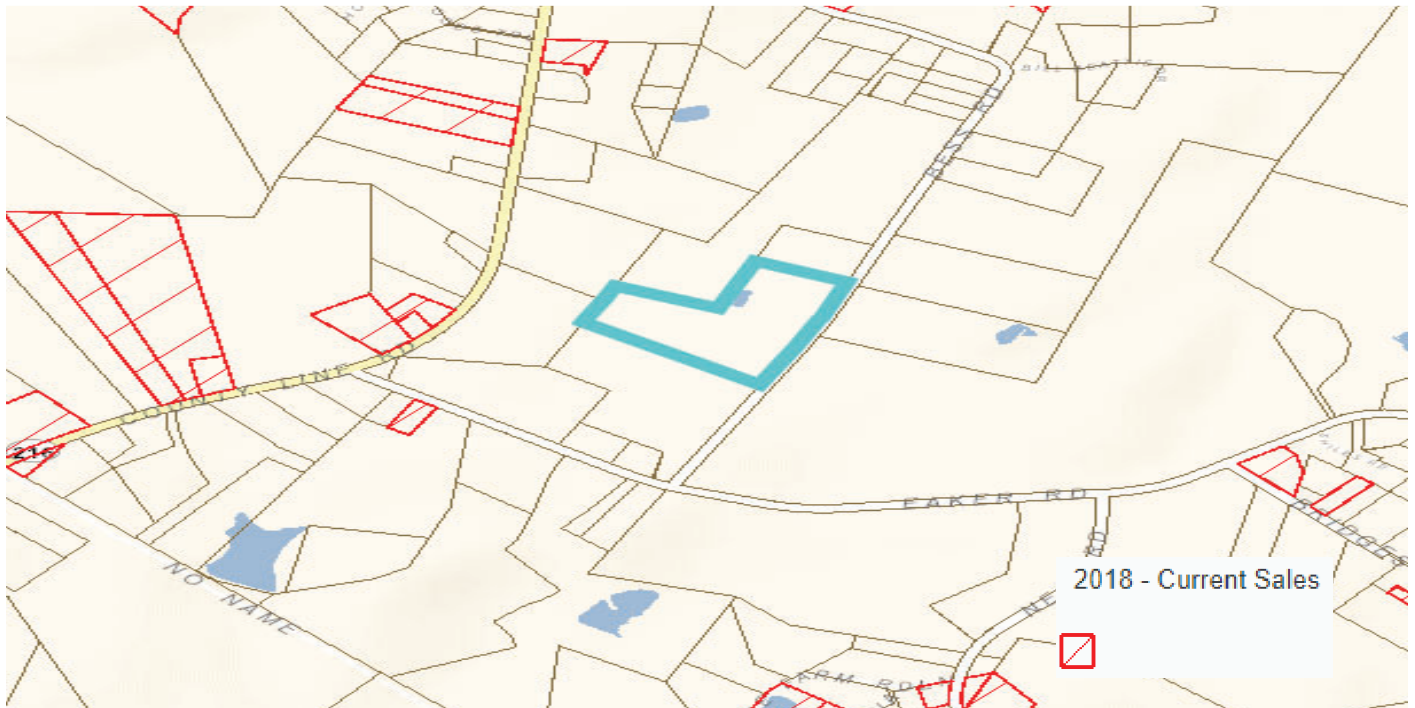
\$10,000

\$299,000

\$59,500

AREA SALES MAP

Source: Gaston County Tax Department (GIS Website)



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

Highlights from the comments did not include any significant projects in the immediate area. (See attached)

STAFF SUMMARY

Prepared By: Sarah Carpenter Penley, Senior Planner

This property is located in a residential area of the northwest region of the county. The location is primarily residential in nature with a variety of housing types, varied between site built and manufactured, which is not uncommon in a rural area and setting. The property is also located adjacent to a commercial business.

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

PLANNING BOARD RECOMMENDATION

Scheduled Meeting Date: February 8, 2021

Meeting Summary / Points of Discussion: Staff provided Board members with a history of the property, which included that a site built home (farm-style homestead) currently occupies the property and is used for storage. The applicant was recently gifted the property by family and wishes to be allowed placement of affordable manufactured housing. Discussion included that the property is located immediately adjacent to existing commercial uses. No further questions or discussion by Board members.

The Board voted to approve the application, with a vote of (8) to (0), based upon the following statement of consistency:

The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.

Attachments: Maps, MPO Comments



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3966

GENERAL REZONING APPLICATION

Application Number: **Z 21-03**

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

A. *APPLICANT INFORMATION

Name of Applicant: Anna Faye Wilson

(Print Full Name)

Mailing Address: 221 Bess Road Kings Mountain, NC 28086

(Include City, State and Zip Code)

Telephone Numbers: 704-734-7668

(Area Code) Business

(Area Code) Home

Email: annawilson0115661@gmail.com

** If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent 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: Anna Faye Wilson

(Print Full Name)

Mailing Address: 221 Bess Rd., Kings Mountain, NC 18086

(Include City, State and Zip Code)

Telephone Numbers: 704-734-7668

(Area Code) Business

(Area Code) Home

Email: annawilson0115661@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 215 Bess Rd. (Kings Mountain)

Parcel Identification (PID): 163151

Acreage of Parcel: 13.16 +/- Acreage to be Rezoned: 13.16 +/- Current Zoning: (R-1)

Current Use: Residential Proposed Zoning: (R-2)

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: _____
(Area Code)

Telephone: _____
(Area Code)

Parcel: _____
(If Applicable)

Parcel: _____
(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.

Anna Faye Wilson
Signature of Property Owner or Authorized Representative

11/21/2021
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

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Date Received: 12/02/2020 Application Number: Z21-03 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: 12/02/2020 Receipt Number: inv-00021455
(Initials)

☒ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☒ COPY OF DEED
☒ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: 02/23/2021

Planning Board Review: 02/08/2021 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.

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

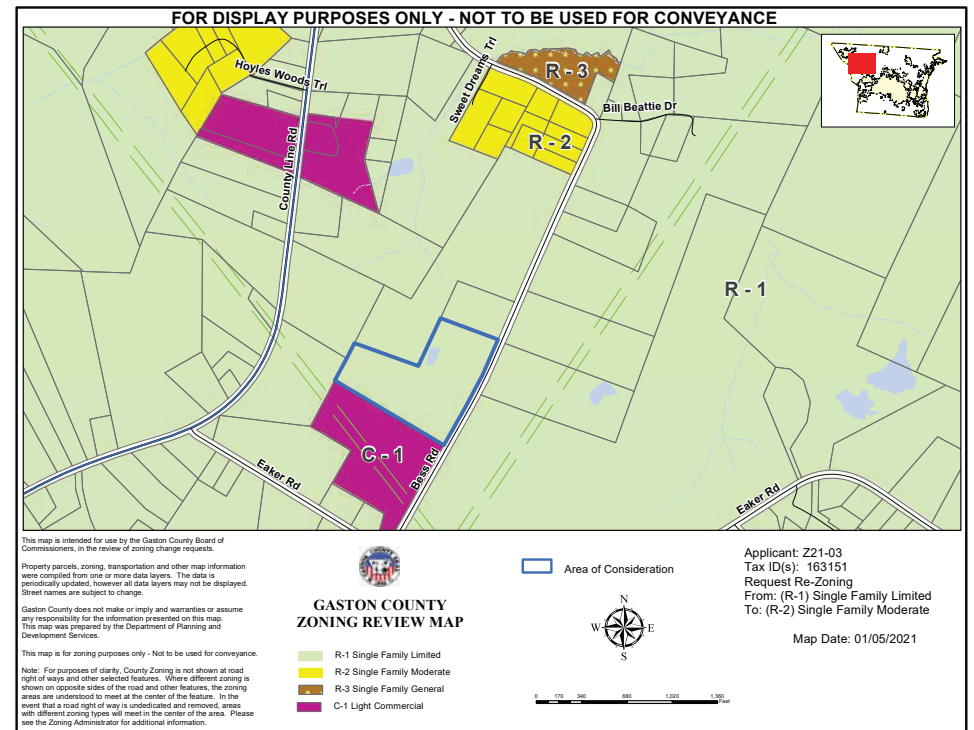
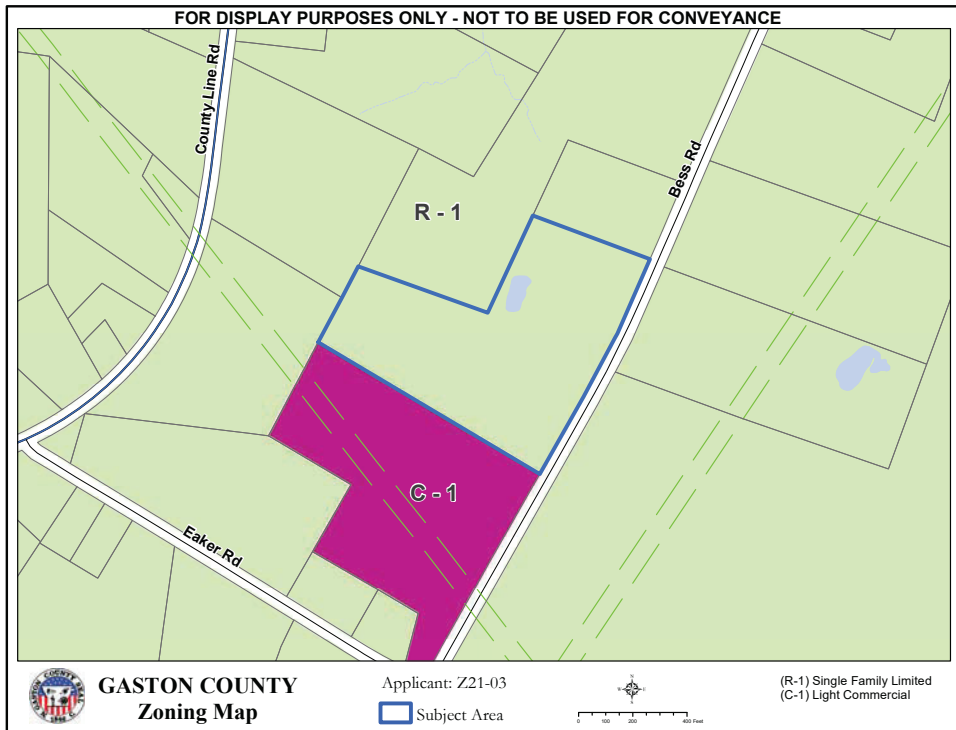
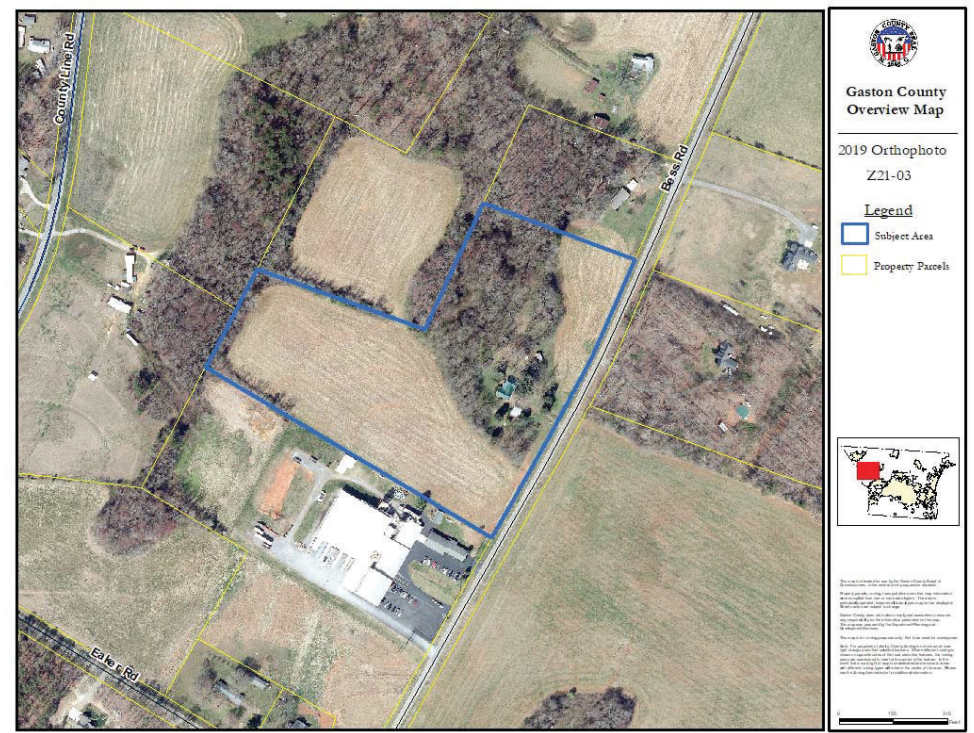
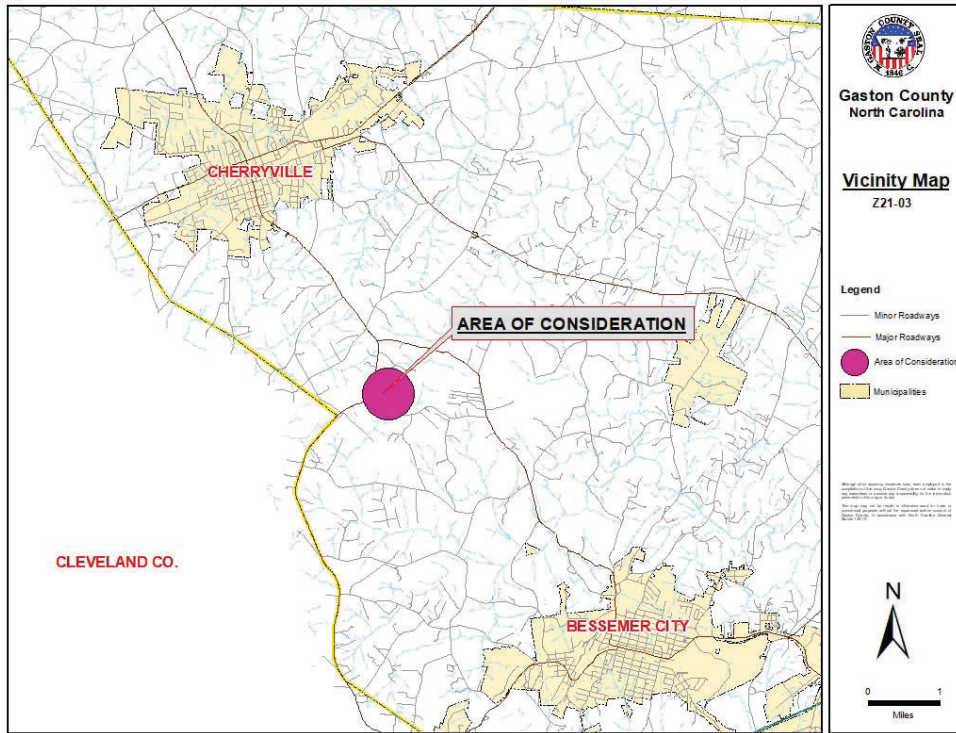
To: Sarah Carpenter Penley, Senior Planner, Subdivision Administrator, Gaston County Planning & Development Services
From: Julio Paredes, Planner
Date: January 8, 2021
Subject: 221 Bess Rd., Kings Mountain, NC 18086 – Z21-03 - GCLMPO Site Plan Review

Thank you for the opportunity to provide comments on a proposed rezoning located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the proposed site plan in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2045 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The proposed development is located at 221 Bess Rd., Kings Mountain. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this development.
2. The GCLMPO 2045 MTP nor Highway CTP include any future improvements on any streets adjacent to the subject property.
3. Please note that for 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.

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





Z21-03 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Area of consideration**

Z21-03 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	163151	WILSON ANNA FAYE		221 BESS RD	KINGS MOUNTAIN	NC	28086
1	226818	RIDDLEYS PROPERTIES LLC		119 BESS RD	KINGS MOUNTAIN	NC	28086
2	163150	HUFF RANDY G		2330 COUNTY LINE RD	KINGS MOUNTAIN	NC	28086
3	163149	WRIGHT WILLIAM D		128 VERNON ST	CHERRYVILLE	NC	28021
4	163401	BRIDGES KAREN BESS		576 COVE CREEK DR	RUTHERFORDTON	NC	28139
5	163153	WILSON JAMES F		221 BESS RD	KINGS MOUNTAIN	NC	28086
6	218668	ABSHER STEPHANIE ANN		226 BESS RD	KINGS MOUNTAIN	NC	28086
7	218667	ABSHER PATSY J LIFE ESTATE		218 BESS RD	KINGS MOUNTAIN	NC	28086
8	301428	SWIFT MARIE HOVIS		255 SUNNYSIDE SHADY REST RD	BESSEMER CITY	NC	28016