

General Rezoning Application (Z22-19)

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(s):

Kevin Melton Mauney

Property Owner(s):

Kevin Melton Mauney & Brittany Allen Mauney

Parcel Identification (PID):

221906

Property Location:

523 Mauneyville Rd. (Cherryville)

Total Property Acreage:

7.87 ac

Acreage for Map Change:

7.87 ac

Current Zoning:

(R-1) Single Family Limited

Proposed Zoning:

(R-2) Single Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 1: Rural 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, along with farmstead style housing, as well as agribusinesses. 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:

Private Easement (Road Maintenance Agreement)

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

STAFF SUMMARY

Prepared By: Sarah Carpenter Penley, Senior Planner
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This property is located in the north east region of the county. The location has a diversity of residential uses and diverse housing types within close proximity to the application site. The application presented is currently vacant and surrounded by large and small tracts of occupied acreage, representative of scattered residential structures of various housing types in close proximity.

If approved, any uses allowed in the current zoning (R-2) 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: July 11, 2022
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Meeting Summary / Points of Discussion: Staff provided Board members with an overview of the application and property. The Applicant was not present and Board Members did not have any questions or discussion.

The Board voted to approved the application, with a vote of (7) to (0), based upon the following statement of consistency: *The proposed rezoning is in the Rural future land use plan. The area consists of significant mixed housing types that are residential in nature. The use, going from (R-1) to (R-2) will maintain the subject parcel as residential in nature, which is consistent with the Rural designation.*



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: **Z** 22-19

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

A. *APPLICANT INFORMATION

Name of Applicant: Kevin Melton Mauney
(Print Full Name)

Mailing Address: 523 Mauneyville Rd, Cherryville, Nc, 28021
(Include City, State and Zip Code)

Telephone Numbers: (704) 928-8278 (704) 477-3365
(Area Code) Business (Area Code) Home

Email: brittanyx1395@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: Kevin Melton Mauney
(Print Full Name)

Mailing Address: 523 Mauneyville Rd, Cherryville, NC, 28021
(Include City, State and Zip Code)

Telephone Numbers: (704) 928-8278 (704) 477-3365
(Area Code) Business (Area Code) Home

Email: brittanyx1395@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 523 Mauneyville Rd, Cherryville, NC, 28021

Parcel Identification (PID): 221906

Acreage of Parcel: 7.87 +/- Acreage to be Rezoned: 7.87 +/- Current Zoning: Modular (R-1)

Current Use: none Proposed Zoning: Double Wide (R-2)

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Kevin Mauney
Mailing Address: 523 Mauneyville Rd, Cherryville, NC, 28021
(Include City, State and Zip Code)

Telephone: (704) 928-8278
(Area Code)

Parcel: _____
(If Applicable)

Name of Property Owner: Brittany Mauney
Mailing Address: 523 Mauneyville Rd, Cherryville, NC, 28021
(Include City, State and Zip Code)

Telephone: (704) 477-3365
(Area Code)

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

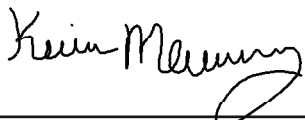
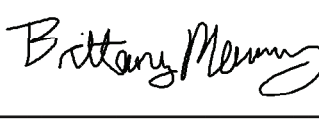
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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.

Signature of Property Owner or Authorized Representative

06-14-2022

Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

Date Received: 06/14/2022

OFFICE USE ONLY

Application Number: Z22-19

OFFICE USE ONLY

Fee: \$500.00

Received by Member of Staff: SCP
(Initials)

Date of Payment: 06/30/22

Receipt Number: INV-00036090

☐ COPY OF PLOT PLAN OR AREA MAP

☐ COPY OF DEED

☐ NOTARIZED AUTHORIZATION

☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: 07/26/2022

Planning Board Review: 07/11/2022

Recommendation: Approval

Date: 07/11/2022

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.

R2 SINGLE FAMILY MODERATE**(1) Uses allowed by right:**

Dwelling, Manufactured Home Class A; Dwelling, Single-Family; Essential Services, Class 1; Recycling Deposit Station, Accessory; Taxidermy.

(2) Uses allowed by right with supplemental regulations:

Automobile Hobbyist; Bona Fide Farms; Botanical Gardens; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Dwelling, Two Family; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Group Home; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marinas, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Restaurant, within other facilities; Schools, Elementary and Junior High (Public and Private); School, Senior High (Public and Private); Stadium; Telecommunication Antennae and Equipment Buildings; Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:

Animal Grooming Service for household pet (Indoor Kennels); College/University; Essential Services Class 3; Library; Marina, Commercial; Museum; School for the Arts; Upholstery Shop; Zoo.

(4) Uses allowed with a conditional use permit, with supplemental regulations:

Animal Hospital (Outdoor Kennel); Animal Hospital (Indoor Kennel); Animal Kennel; Bed and Breakfast Inn; Camping and Recreational Vehicle Park; Cemetery; Continuing Care Facility; Country Club; Day Care Center, Class B; Day Care Center, Class C; Essential Services Class 4; Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999sf GFA; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000sf GFA; Golf Course; Golf Driving Range; Golf Miniature; Maternity Home; Military Reserve Center; Nursery (Garden); Nursing Home, Rest Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Riding Stables; Rodeo/Accessory Rodeo; Stadium; Tower and/or Station, Radio and Television Broadcast; Wood Waste Grinding Operation.

(5) Existing Use subject to supplemental regulations:

Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

(6) By Conditional Zoning: None**(7) By Conditional Zoning with supplemental regulations:**

Planned Residential Development (PRD); Planned Unit Development (PUD); Traditional Neighborhood Development (TND)

(8) By Special exception: None**(9) By Special exception with supplemental regulations:**

Family Care Home



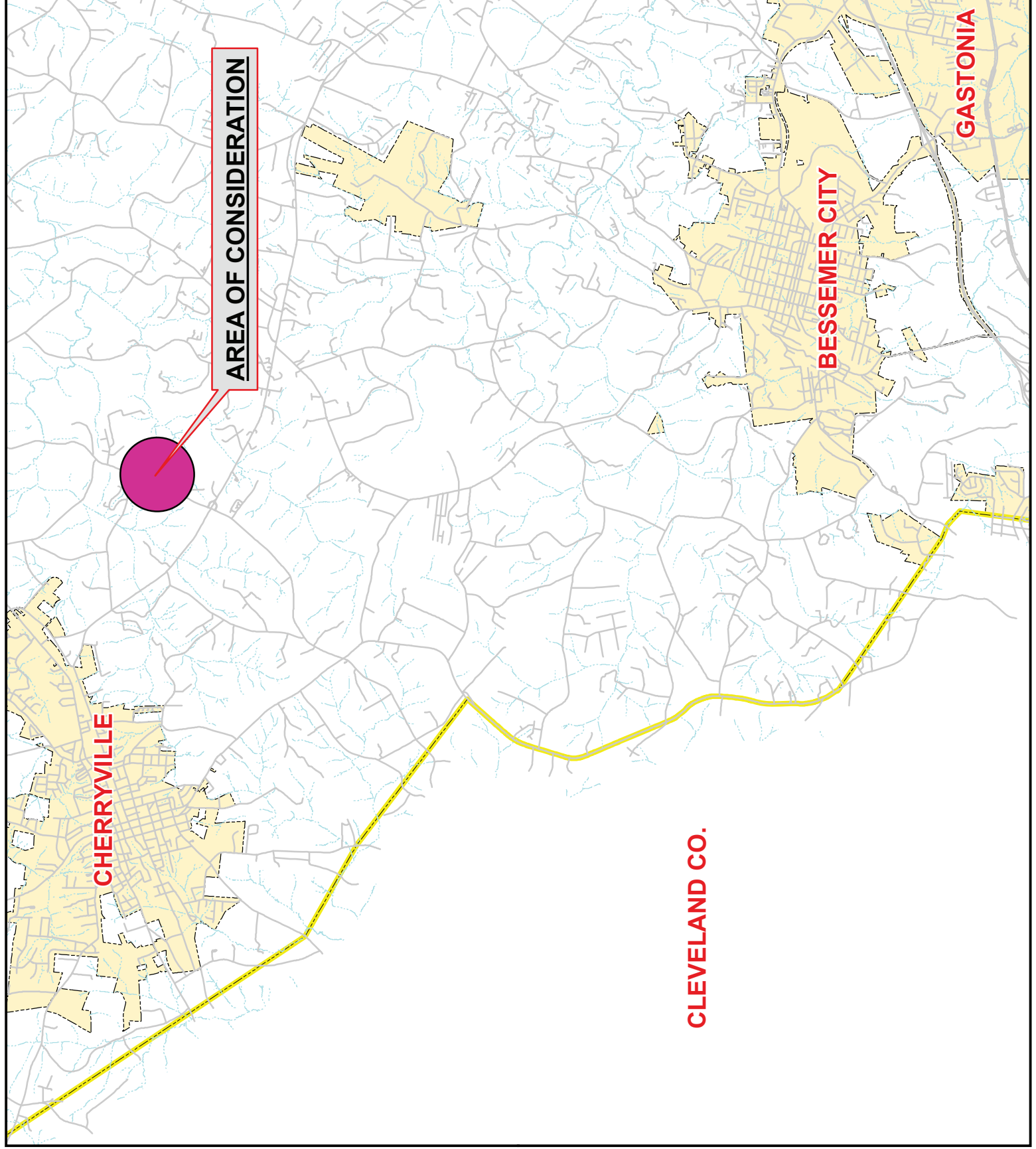
Vicinity Map

Z22-19



Legend

- Minor Roadways
- Major Roadways
- Municipalities





Overview Map

2019 Orthophoto
Z22-19

Legend


- Subject Area
- Property Parcels

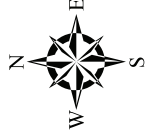


FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

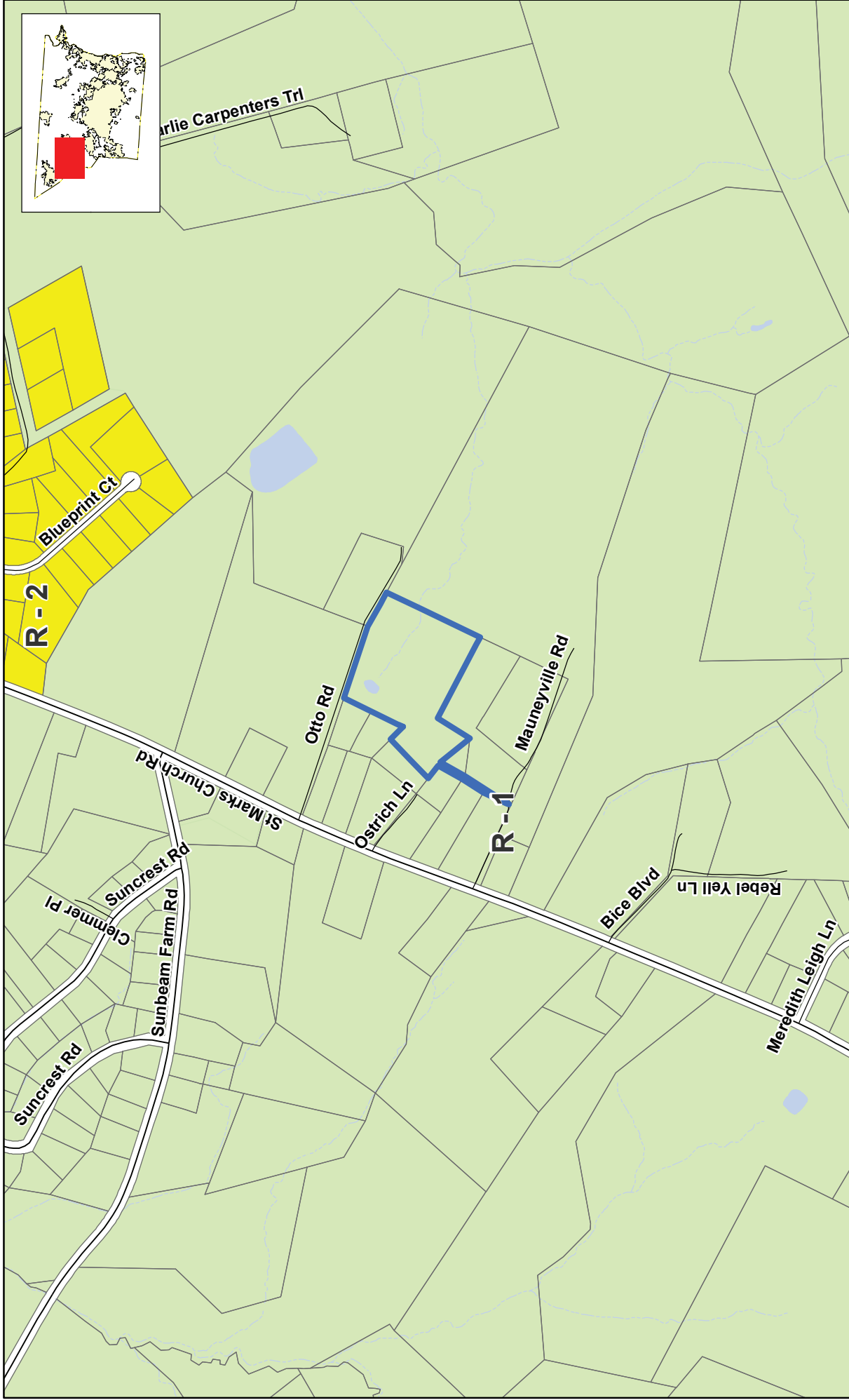


GASTON COUNTY
Zoning Map
Z22-19

 Subject Area



(R-1) Single Family Limited



GASTON COUNTY ZONING REVIEW MAP



- Area of Consideration
- R-1 Single Family Limited
- R-2 Single Family Moderate

Application: Z22-19
Parcel(s): 221906
Request: (R-1) to (R-2)



 **Area of consideration**

Z22-19 Subject and Adjacent Properties Map

Z22-19 OWNER & ADJACENT PROPERTY OWNER LISTING

NO:	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	221906	MAUNEY KEVIN MELTON	MAUNEY BRITTANY ALLEN	830 OLD LINCOLNTON CROUSE RD	LINCOLNTON	NC	28092
1	159657	HOWELL BARBARA C		1102 ST MARKS CHURCH RD	CHERRYVILLE	NC	28021
2	160639	PARKER JAMES H JR		165 OTTO ROAD	CHERRYVILLE	NC	28021
3	160640	GASTON LAND COMPANY LLC		32 N MAIN ST STE 100	BELMONT	NC	28012
4	199274	MAUNEY BILLY MELTON	MAUNEY ELIZABETH W	531 MAUNEYVILLE RD	CHERRYVILLE	NC	28021
5	221907	MAUNEY BILLY MELTON	MAUNEY ELIZABETH W	531 MAUNEYVILLE RD	CHERRYVILLE	NC	28021
6	160637	MORGAN DAVID J	LEDFORD TERRI MICHELLE	515 MAUNEYVILLE RD	CHERRYVILLE	NC	28021
7	207080	MORGAN DAVID J	LEDFORD TERRI MICHELLE	515 MAUNEYVILLE RD	CHERRYVILLE	NC	28021
8	207081	HOWE BECKIE M		125 OSTRICH LN	CHERRYVILLE	NC	28021
9	160635	HOWE BECKIE M		125 OSTRICH LN	CHERRYVILLE	NC	28021
10	215900	MAUNEY RANDALL SCOTT		113 OSTRICH LN	CHERRYVILLE	NC	28021
11	215901	BROWN CHRISTIAN		2725 LITTLE RIVER CT	LINCOLNTON	NC	28092