

General Rezoning Application (Z21-19)

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:	Property Owner(s):
Anita B. & Richard A. Stewart	Anita B. & Richard A. Stewart
Parcel Identification (PID):	Property Location:
302025	786 Longs Shoals Rd. (Lincolnton)
Total Property Acreage:	Acreage for Map Change:
3.45 ac	3.45 ac
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited	(R-2) Single Family Moderate
Existing Land Use:	Proposed Land Use:
Vacant / Undeveloped	Single Family Residential (Manufactured)

COMPREHENSIVE LAND USE PLAN
Area 2: North 321 Gaston / North Central 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; more transportation alternatives; preservation of agriculture and maintaining the rural “feel” of the community; and, steer development towards existing infrastructure and areas immediately surrounding towns and cities.
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:
North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)
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None provided

STAFF SUMMARY

Prepared By: Sarah Carpenter Penley, Senior Planner
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This property is located in a residential area of the north central region of the county. The location is primarily residential nature and rural in nature. Housing types in the area include single family site built, modular and/or manufactured housing, including double wide style homes.

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: October 11, 2021

Meeting Summary / Points of Discussion: Staff provided Board members with a brief presentation and overview of the property, which included, a list of uses allowed by right within the (R-2) Single Family Moderate Zoning District. Board members did not have any questions or discussion.

The Board voted to approve the application, with a vote of (5) to (0), based upon the following statement of consistency:

The proposed rezoning is in the Rural future land use plan. Rural areas are those areas with residential homes 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. 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 Center designation and is in harmony with other residential uses within the immediate vicinity.

Attachments: Maps



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 21-19**

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

A. *APPLICANT INFORMATION

Name of Applicant: Anita B. & Richard A. Stewart

(Print Full Name)

Mailing Address: ~~132 Hayden Ct., Mount Holly, NC 28120~~ 1024 Crowders Woods Dr, Gastonia, NC 28052

(Include City, State and Zip Code)

Telephone Numbers: (704)307-1296

(Area Code) Business

(Area Code) Home

Email: _____

** 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: Same

(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: 786 Long Shoals Rd. (Lincolnton)

Parcel Identification (PID): 302025

Acreage of Parcel: 3.45 +/- Acreage to be Rezoned: 3.45 +/- Current Zoning: (R-1)

Current Use: Undeveloped 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: _____ Telephone: _____

(Area Code)

(Area Code)

Parcel: _____ Parcel: _____

(If Applicable)

(If Applicable)

(Signature)

(Signature)

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

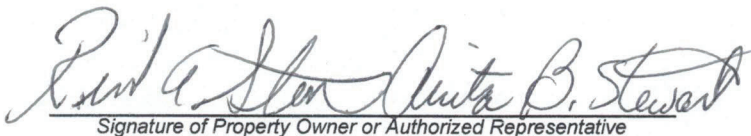
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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

09/15/2021
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

OFFICE USE ONLY

Date Received: _____ Application Number: **Z21-19** Fee: **\$500.00**

Received by Member of Staff: **SCP** Date of Payment: _____ Receipt Number: **INV-0028769**
(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.

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:

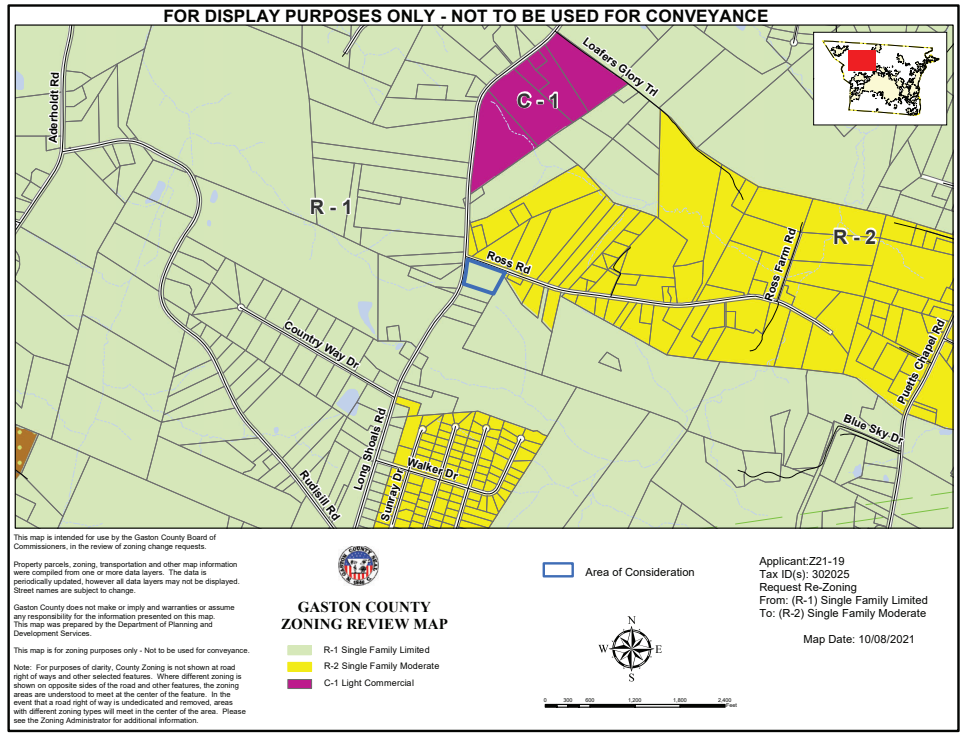
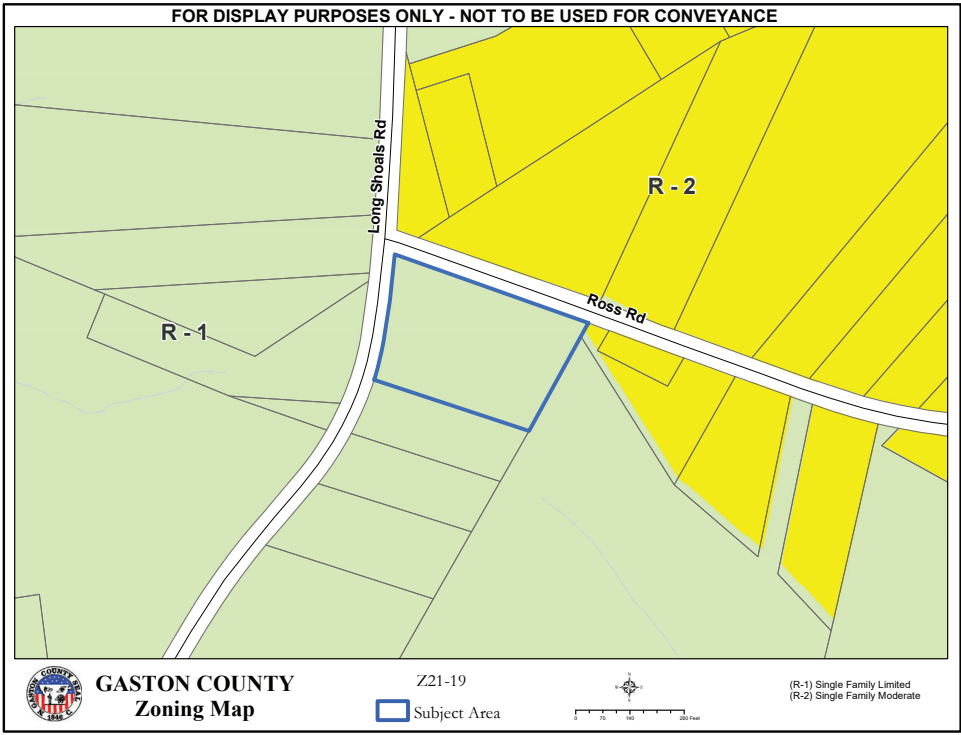
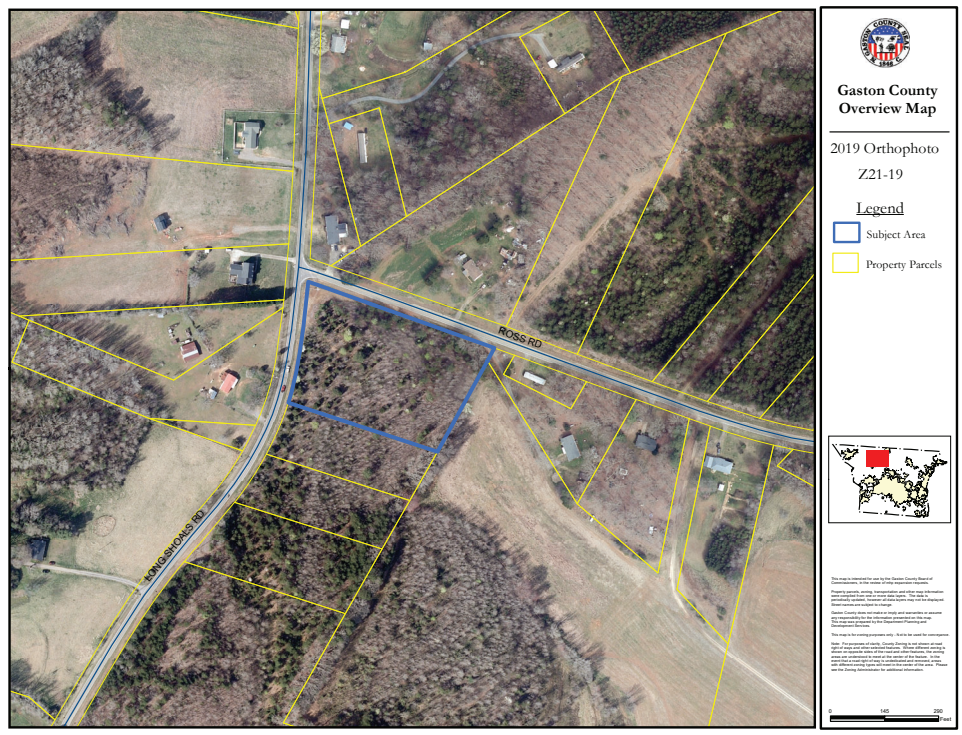
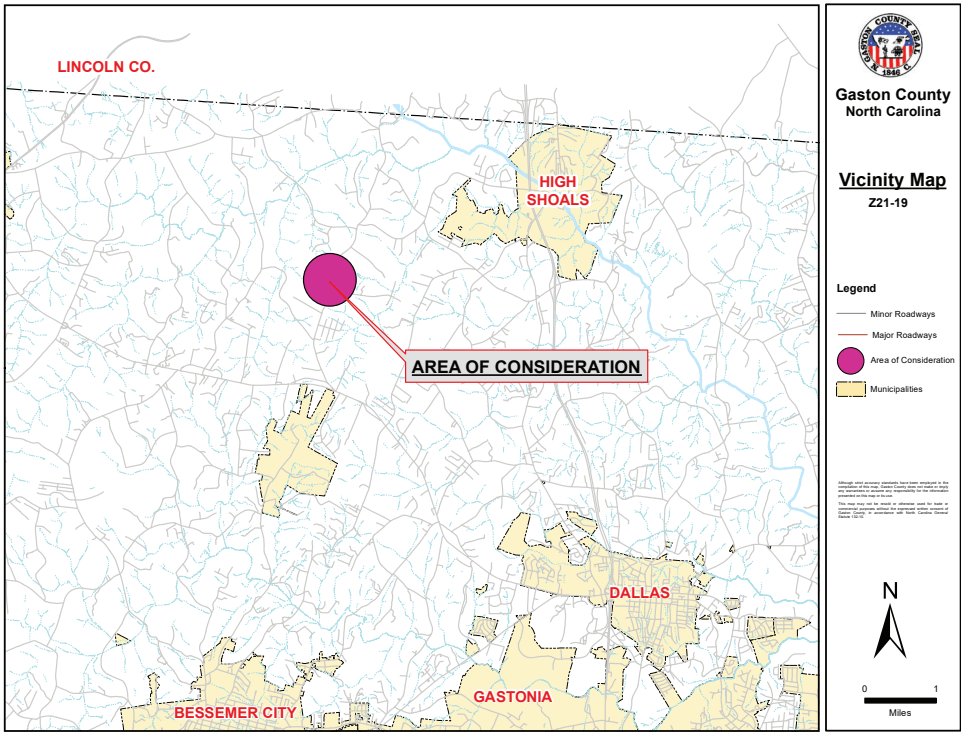
Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

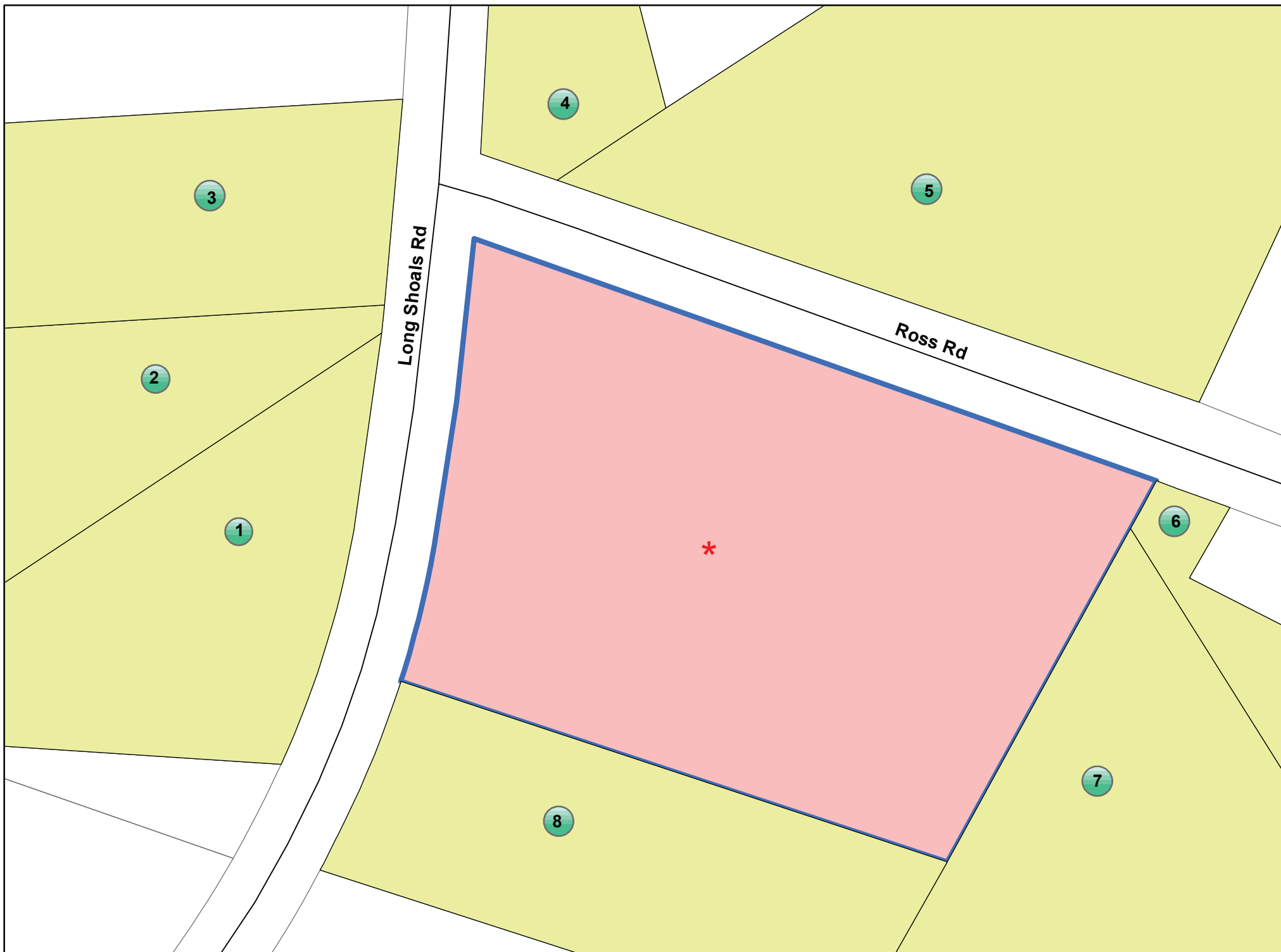
(6) By Conditional Zoning: None**(7) By Conditional Zoning with supplemental regulations:**

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





Z21-19 Subject and Adjacent Properties Map

See reverse side for listing of property owners

 **Area of consideration**

Z21-19 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>
*	302025	STEWART ANITA B	STEWART RICHARD A	1024 CROWDERS WOODS DR	GASTONIA	NC	28052
1	160902	BARNES MARY SUE	BARNES RANDY KEITH	769 LONG SHOALS RD	LINCOLNTON	NC	28092
2	160915	BARNES MARY SUE	BARNES RANDY KEITH	769 LONG SHOALS RD	LINCOLNTON	NC	28092
3	160917	VINYARD ALICIA HUFF		808 OSHIELDS CT	AUGUSTA	GA	30907
4	159535	GILLIAM WALKER L	GILLIAM BARBARA	806 LONG SHOALS RD	LINCOLNTON	NC	28092
5	160862	HUFFSTETLER MICHAEL E		519 ROSS RD	LINCOLNTON	NC	28092
6	160865	RICKETTSON MARY C LIFE ESTATE		534 ROSS RD	LINCOLNTON	NC	28092
7	301982	BRIDGES WILLIAM DENNIS	BRIDGES REBEKAH JEANNE	PO BOX 66	DALLAS	NC	28034
8	304193	HERMAN KENNETH SCOTT	HERMAN LISA JONES	1009 OATES RD	BESSEMER CITY	NC	28016