



TITLE: ZONING MAP CHANGE: REZ-24-07-29-00188, MICHAEL SMITH (APPLICANT); PROPERTY PARCEL: 313630, LOCATED AT 144 WRIGHT VIEW DR, KINGS MOUNTAIN, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT 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 October 22, 2024, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 313630
 Applicant(s): Michael Smith
 Owner(s): Kathy Bridges
 Property Location: 144 Wright View Dr.
 Request: Rezone from the (R-1) Single Family Limited Zoning District 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 313630, located on Wright View Dr., Kings Mountain, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on September 9, 2024, based on: staff recommendation; and the request is reasonable and is 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 future land use designation detailed in the comprehensive land use plan.

Motion: Crane Second: Horne Vote: 9-0
 Aye: Harris, Brooks, Crane, Harvey, Horne, Hurst, Magee, Marcantel, Vinson
 Nay: None
 Absent: Houchard
 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	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-342	10/22/2024	TK	KJ	AB	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. It will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Rural future land use designation detailed in the Comprehensive Land Use Plan.

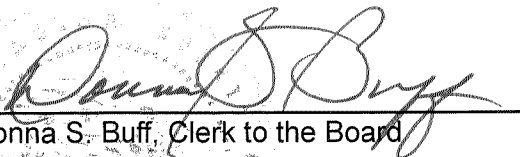
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 313630, is hereby approved, effective with the passage of this 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.

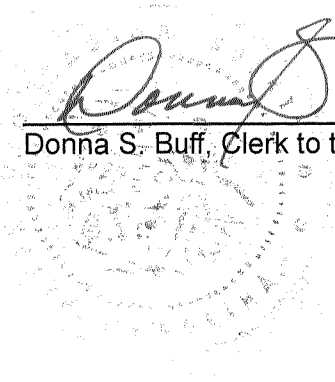


Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board



GASTON COUNTY REZONING APPLICATION (REZ-24-07-29-00188)

STAFF REPORT

APPLICATION SUMMARY	
Request: To rezone the property from the (R-1) Single-Family Limited Zoning District to the (R-2) Single-Family Moderate Zoning District.	
Applicant(s): Michael Smith	Property Owner(s): Kathy Wright Bridges
Parcel Identification (PID): 313630 - Previously PID 223003 (Subdivision Approved earlier this year)	Property Location: 144 Wright View Dr.
Total Property Acreage: 1.37 acres	Acreage for Map Change: 1.37 acres
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 5: Scenic Gaston / Southwest 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, preservation of existing conditions while allowing low to moderate growth, repurposing vacant buildings and facilities for new economic opportunities, increased commercial opportunities along existing major thoroughfares
Comprehensive Plan Future Land Use: Rural
Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead-style housing, as well as agribusiness. This designation exemplifies Gaston County and the existing natural resources 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: Wright View Drive is a private road that will be maintained by the property owners who have access to it. A typical easement has been included on the subdivision plat.

Technical Review Committee (TRC) Comments

EMS – Concerns over addressing and access for emergency vehicles

Staff Note: The approval of the subdivision included a 20' access easement to the proposed lot along with an easement typical. The UDO also requires that an easement maintenance agreement be recorded and in place prior to the issuance of any zoning permits.

The Gaston Cleveland Lincoln MPO provided their comment letter and it states there are no funded transportation improvement plans for the immediate vicinity of this area on the STIP, the MTP, or the CTP.

Environmental Health commented and shared that a septic permit has been issued for the site. A copy of the permit has been included in the agenda packet.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

This property is in a residential area in the county's western region. The location is primarily residential, with different housing types and styles included. While the area that is being requested for rezoning is currently vacant, the parent parcel has three existing homes. The homes were built in 1985, making all three existing nonconforming residential structures. The applicant recently went through the subdivision process to create a parcel that is just over one acre on the site, and this is the only area that is proposed to go to (R-2). The rest of the lot will remain (R-1). The applicant has received a septic permit for the site.

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 MEETING DATE

The Planning Board unanimously recommended approval of the request as presented at their September 9, 2024 meeting.

Attachments: Application, Maps, Approved Subdivision Plat, Septic Permit, GLCMPO Letter



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-07-29-00188, 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 future land use designation detailed in the comprehensive land use plan.



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: Michael Barney Smith
(Print Full Name)
Mailing Address: 150 Wright View Drive Kings Mtn. N.C. 28086
(Include City, State and Zip Code)
Telephone Numbers: _____
(Area Code) Business 704 418-4777 (Area Code) Home
Email: michaelb9325@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: Kathy Wright Bridges
(Print Full Name)
Mailing Address: 158 Pr.
(Include City, State and Zip Code)
Telephone Numbers: _____
(Area Code) Business _____ (Area Code) Home 704-466-7810
Email: Kbridges31@yahoo.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 158 Wright View Dr.
Kings Mtn. N.C. 28086
Parcel Identification (PID): 223003
Acreage of Parcel: 2.96 +/- Acreage to be Rezoned: 1.37 +/- Current Zoning: M1
Current Use: nothing Proposed Zoning: R2

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: <u>Kathy W. Bridges</u>	Name of Property Owner: _____
Mailing Address: <u>158 Wright View Dr.</u> <u>Kings Mtn. N.C. 28086</u> (Include City, State and Zip Code)	Mailing Address: _____ (Include City, State and Zip Code)
Telephone: <u>704-466-7810</u> (Area Code)	Telephone: _____ (Area Code)
Parcel: <u>223003</u> (If Applicable)	Parcel: _____ (If Applicable)
<u>Kathy W. Bridges</u> (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) 223003 hereby give Michael B. Smith (Name of Applicant) consent to execute this proposed action.

Kathy W Bridges (Signature) 7-28-24 (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.

Kathy W Bridges (Signature of Property Owner or Authorized Representative) 7-28-24 (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
- COPY OF DEED
- NOTARIZED AUTHORIZATION
- PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: _____

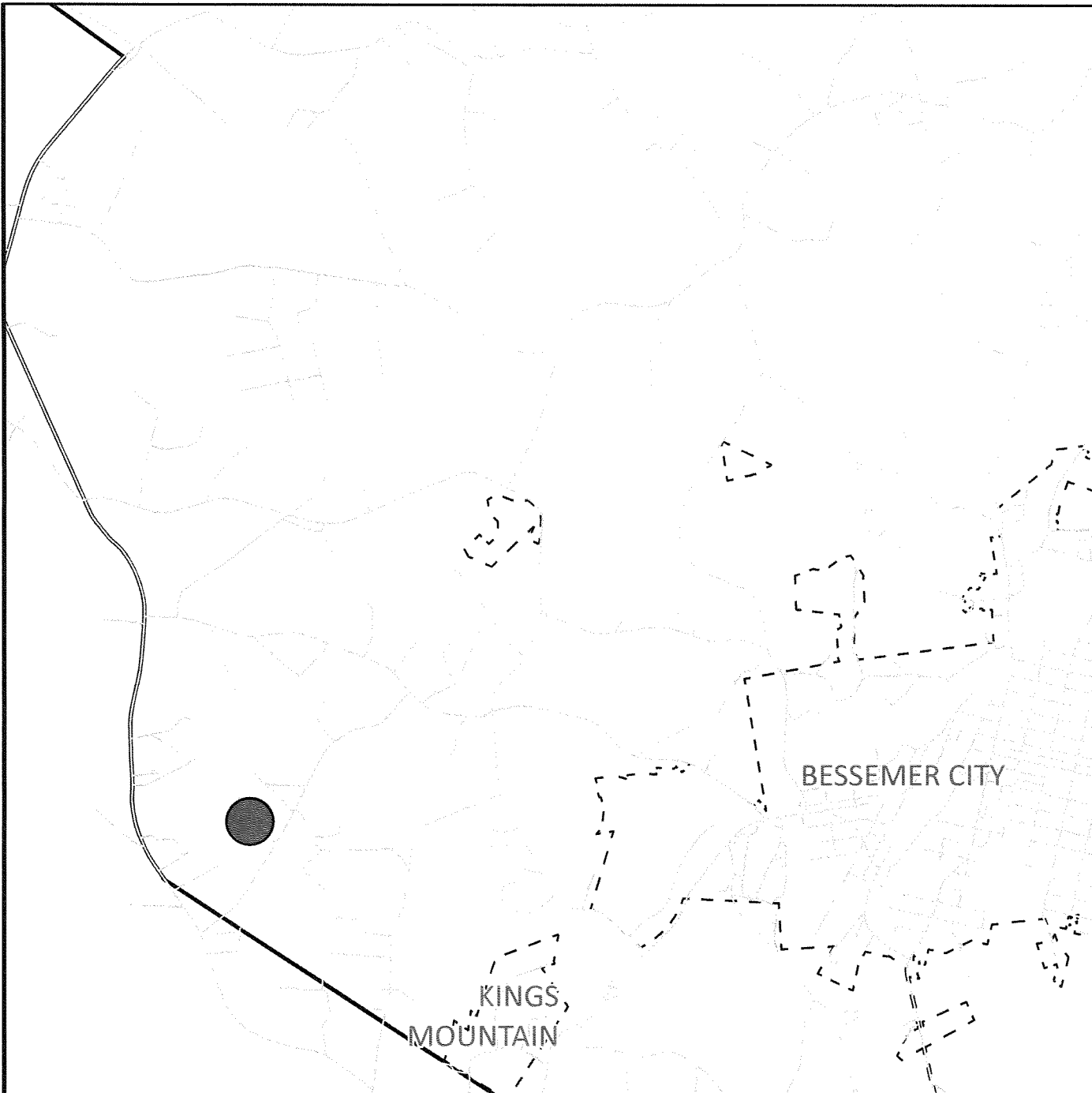
Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

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-24-07-29-00188

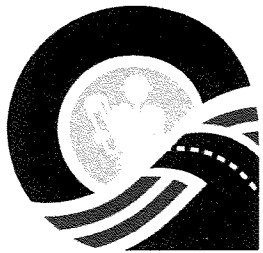
LEGEND

-  Roads
-  Municipalities
-  Subject Parcel(s)

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 0.230.45 0.9 Miles







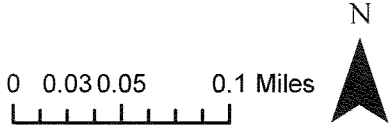
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

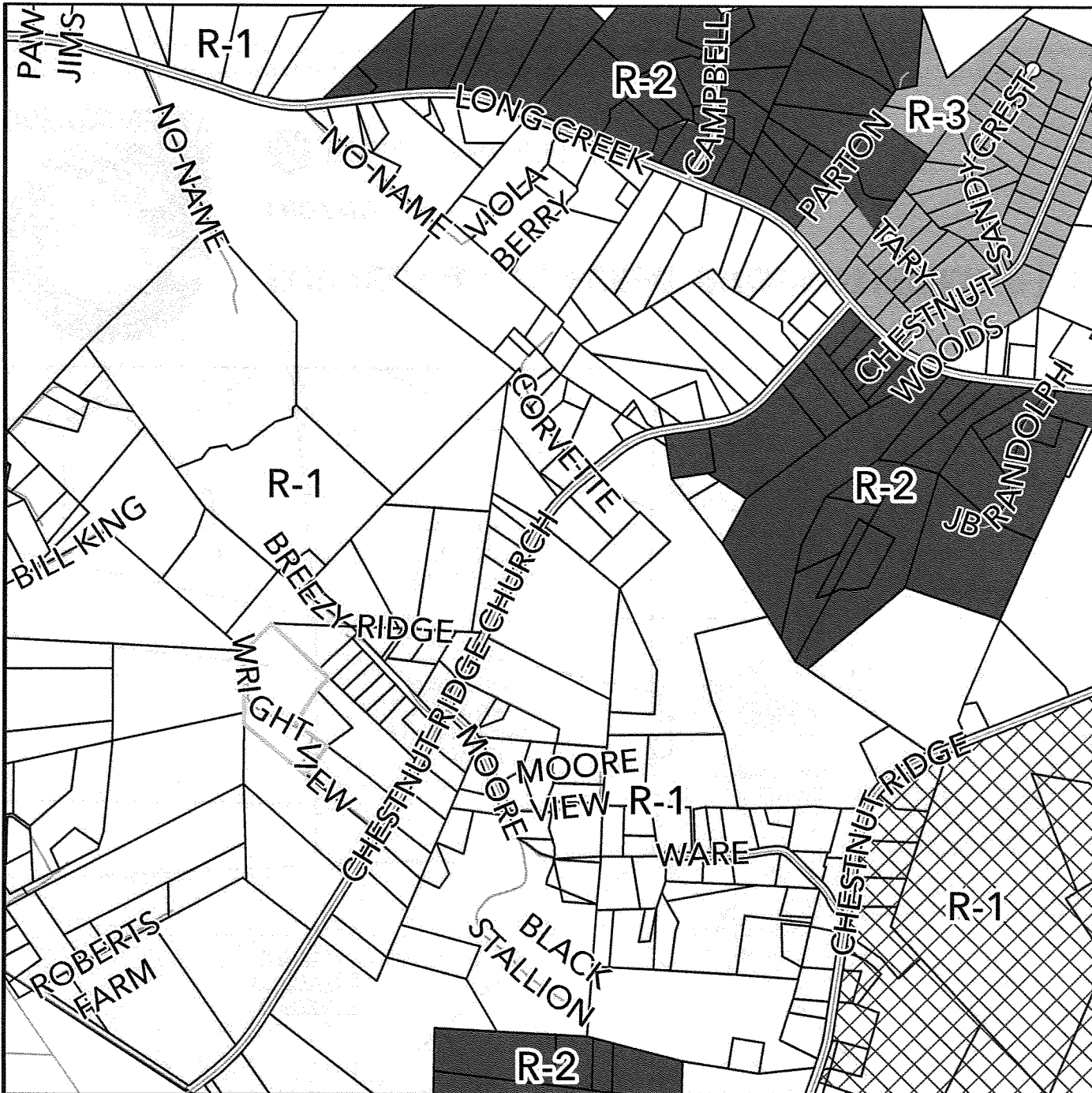
ORTHOPHOTO MAP
REZ-24-07-29-00188

LEGEND

-  Roads
-  Parcels
-  Subject Parcel(s)

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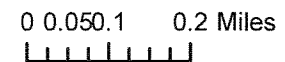


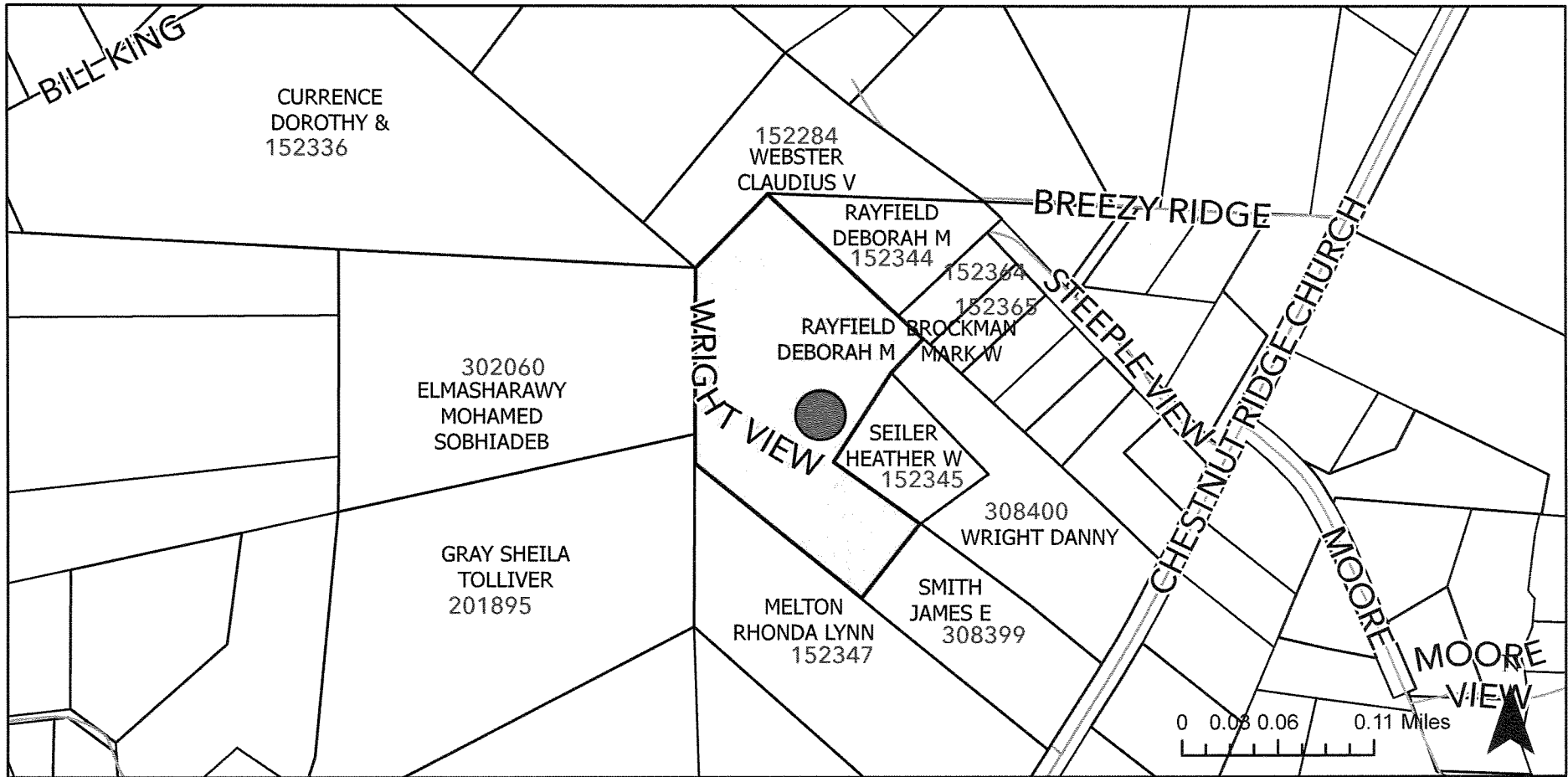
ZONING MAP
REZ-24-07-29-00188

LEGEND

- Roads
- ▭ Parcels
- ZONE TYPE
- ▭ R-1
- R-2
- ▨ R-3
- ▨ Parcels selection

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SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-07-29-00188

LEGEND

● Subject Parcel(s)

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**GASTON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH**

Permit Number: 310596

IMPROVEMENT PERMIT

PID/Lot Identifier: 223003

Owner: Kathy Bridges Applicant: Dawn Timmon

Property Location: Wright View Dr Kings Mtn. NC 28186

Subdivision (if applicable) _____ Lot #: _____ Block: _____ Property Size: _____

New Expansion System Relocation Change of Use

Facility Type: SINGLE FAMILY DWELLING

Number of bedrooms: 3 Number of Occupants: 6 Other: _____

Design Wastewater Strength: Domestic High Strength Industrial Process Wastewater

Proposed Design Daily Flow: 360 GPD Proposed LTAR (Initial): 3 Proposed LTAR (Repair): 3

Proposed Wastewater System Type*: IIb (Initial) Pump Required: Yes No May be required

Proposed Wastewater System Type*: IIb (Repair) Pump Required: Yes No May be required

*Please include system classification for proposed wastewater system types in accordance with Rule .1301 Table XXXII

Effluent Standard: DSE HSE NSF/ANSI 40 TS-I TS-II RCW

Saprolite System (Initial): Yes No Saprolite System (Repair): Yes No

Fill System (Initial): Yes No If yes, specify: New Existing (when adding more than 6 inches of fill to system area provide a fill plan)

Fill System (Repair): Yes No If yes, specify: New Existing (when adding more than 6 inches of fill to system area provide a fill plan)

Usable Depth to LC (Initial)*: 60 Usable Depth to LC (Repair)*: 34 *Limiting Condition

Max. Trench Depth (Initial)*: 34 Max. Trench Depth (Repair)*: 20 *Measured on the downhill side of the trench

Artificial Drainage Required: Yes No If yes, please specify details: _____

Type of Water Supply: Private well Public well Shared well Municipal Supply Spring Other: _____

Drainfield location meets requirements of Rule .0508: Yes No Drainfield location meets requirements of Rule .0601: Yes No

Permit valid for: Five years [site plan submitted pursuant to GS 130A-334(13a)] No expiration [plat submitted pursuant to GS 130A-334(7a)]

Permit conditions:
FOLLOW ALL NC RULES/LAWS. NO DRIVING, PARKING, PAVING, OR GRADING OVER SEPTIC AREA.
DO NOT DIVERT SURFACE WATER OVER OR INSTALL UTILITIES THROUGH SEPTIC AREA.
NEED NEW SURVEY SHOWING PROPERTY LINES RECORDED WITH COUNTY FOR
CONSTRUCTION AUTHORIZATION.

Authorized Agent's Printed Name: ALEXANDER MCELWEE Expiration Date: 6/25/29

Authorized Agent's Signature: Alexander McElwee Date: 6/25/24

See attached site sketch

The issuance of this permit in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of 15A NCAC 18E and to the conditions of this permit.

GASTON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH

SITE SKETCH

PID PORTION OF 223003

Permit Number 310596

DAWN TIMSON

WRIGHT VIEW DR

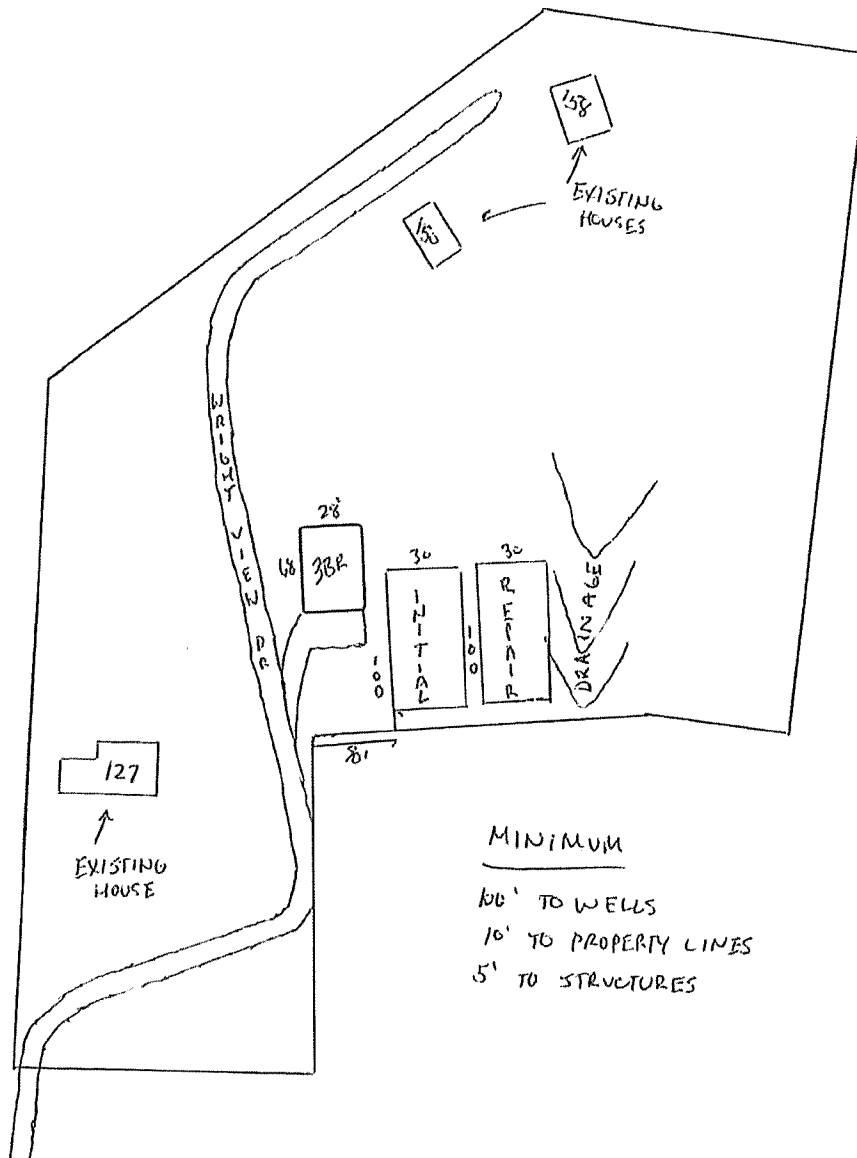
Applicant's Name

Subdivision/Section/Lot Number

D. Timson, M.E.
Authorized State Agent

6125124
Date

System components represent approximate contours only. The contractor must flag the system prior to beginning the installation to ensure that the proper grade is maintained.



APPROVED
BY JAMIE KAMBERGGLU
09/09/2024 2:41:51 PM

No additional comments. All items have been corrected from last review.
CSafrit - Floodplain & Watershed

State of North Carolina
County of Gaston

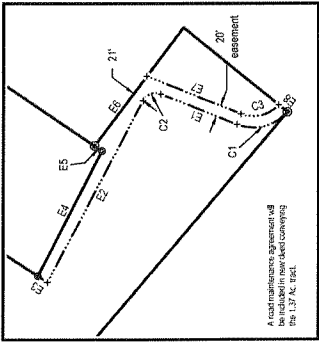
Review Officer
County certifies that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Date

Exempt Certificate

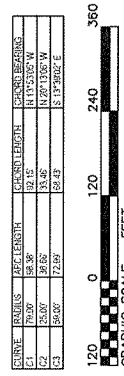
I hereby certify that this subdivision of land is exempt in accordance with Chapter 163.210 of the Gaston County Unified Development Ordinance, and may be recorded with the Gaston County Register of Deeds Office.

Administrator
Date



New Easement Detail A
no scale

LINE	BEARING	DISTANCE	CURVED LENGTH	CURVED BEARINGS
C1	N 79° 22' 32" W	233.10	233.10	N 79° 22' 32" W
C2	S 33° 08' 41" E	198.80	198.80	S 33° 08' 41" E
C3	S 59° 52' 27" E	333.12	333.12	S 59° 52' 27" E
C4	S 17° 11' 51" W	265.17	265.17	S 17° 11' 51" W
C5	N 81° 16' 05" E	198.80	198.80	N 81° 16' 05" E



Return to
Kathy W. Bridges
158 Wightview Ln.
Kings Mountain, NC 28086
reference survey by Joseph A. Gray for Evelyn S. Wight
dated Aug. 13, 2014 and revised Dec. 19, 2014

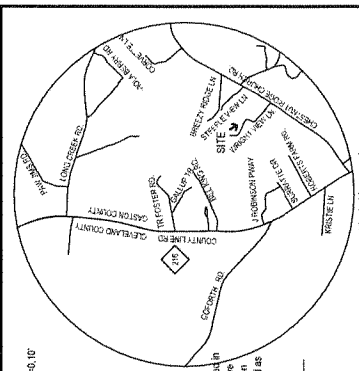
Family Subdivision Plat for Kathy W. Bridges

SURVEY FOR
Kathy W. Bridges

OWNER: Kathy W. Bridges
DEED BOOK 4768 PAGE 97A
ADDRESS: 158 Wightview Ln.
Kings Mountain, NC 28086
TAX PARCEL ID: 232003
COUNTY: Gaston
STATE: NC
TOWNSHIP: Crowders Mtn.
SCALE: 1" = 20'
C.F.: 122337
D.F.: 122337-6-16-2024
DATE: June 19, 2024
DRAWING NO. 24-1255

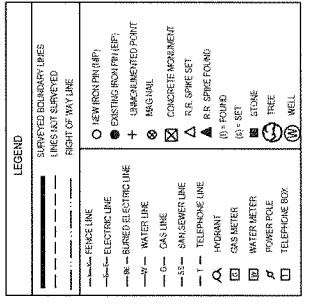


LATTIMORE & PEELER SURVEYING
115 LONDON ROAD
709.538.2443



Vicinity Map no scale

- NOTES:**
- AREA BY COORDINATE COMPUTATION.
 - ALL LINES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
 - ASSESSMENTS AS THE SAME MAY APPEAR IN RECORDS OF THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
 - VISIBLE MONUMENTATION DISCOVERED ALONE THE PROJECT AREA.
 - OBSERVATION UTILIZING ACCESS NETWORK, RTK, SYSTEM AND GNSS AND ARE REFERENCED TO THE NAD 83(2011) DATUM.
 - OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, LATIMORE & PEELER SURVEYING WILL BE RESPONSIBLE FOR MISIDENTIFICATION OR OMISSIONS OF UNDERGROUND UTILITIES.
 - NO DOT RIGHT OF WAYS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
 - NO TITLE SEARCH BY LATIMORE & PEELER SURVEYING.
 - PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.



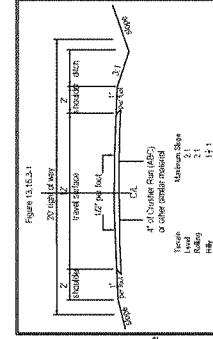
- Zoning: R-1**
Building Setbacks as follows:
- From side lot line 15'
 - From rear lot line 25'
 - From side property line on corner lot 25'

Course	Bearing	Distance
L1	N 34° 02' 30" E	15.97

I, D. Dibbles, Latimore, Professional Land Surveyor No. L-5336, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land such a certification of approval is required by ordinance. This plat is prepared and presented in accordance with the provisions of Chapter 163.210 of the Gaston County Unified Development Ordinance, and the provisions of the North Carolina General Statutes. I, D. Dibbles, Latimore, certify that this plat was drawn only by or under the supervision of an actual surveyor made under my supervision based on information recorded in Book 4768, Page 97A, that the boundaries not surveyed are clearly indicated as drawn from information found in Book 4768, Page 97A, and the survey reference above: that the rate of precision as calculated is 1:12,000, that this plat was prepared in accordance with G.S. 17-30 as amended. Witness my original signature, license number and seal this 19th day of June, A.D., 2024. License Number is L-5336.

PRELIMINARY PLAT
NOT FOR SALES OR CONVEYANCES

Surveyor



This plat is located in whole or in part of a designated Surface Water Supply Watershed Area of Gaston County or the municipality for which Gaston County administrators LCMS1-RM and named as Lead Creek Protected II and the area is accurately depicted.

Date _____
Surveyor _____

I certify that the plat shown hereon complies with the Watershed Protection Regulations and is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.

Date _____
Watershed Administrator _____
Supply Watershed development regulations map apply

Certificate of Ownership and Dedication
I, the undersigned, know the contents of this plat and hereby certify that I am the owner of the property shown hereon, and that I hereby acknowledge this plat and statement to be my free act and deed.

Date _____
Kathy W. Bridges



Post Office Box 1748
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Memorandum

To: Jamie Mendoza Kanburoglu, MPA, CZO, Director of Planning and Zoning,
Building and Development Services

From: Julio Paredes, AICP, Senior Planner, Gaston—Cleveland—Lincoln MPO

Date: August 23rd, 2024

Subject: General Rezoning Request for TRC Review - Wright View Drive – GCLMPO Site
Plan Review

Thank you for the opportunity to provide transportation comments on a proposed rezoning 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 158 Wright View Drive, Kings Mountain, NC, 28086. Parcel ID# 223003. 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 site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to 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 property owner/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.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 24-453

Commissioner Hovis - Building & Development Services - Zoning Map Change: REZ-24-07-29-00188, Michael Smith (Applicant); Property Parcel: 313630, Located at 144 Wright View Drive, Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

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. Michael Smith (Applicant); Property Parcel: 313630, Located at 144 Wright View Drive, Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District. A public hearing was advertised and held on October 22, 2024, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on September 9, 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	TKeigher	RWorley	Vote
2024-342	10/22/2024	TK	KJ	AB	A	A	A	A	A	A	U

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