

**Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (Z19-03)**  
**Board of Commissioners / Planning Board Public Hearing Date March 26, 2019**

**General Rezoning Application Z19-03**

Request: To rezone property parcel 219414 from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Applicant(s): Michael & Karen Bridges

Property Owner(s): Michael & Karen Bridges

Mailing Address of Applicant: 3925 Branding Iron Dr., Gastonia, NC 28052

**Site Information and Description of Area**

General Location: Peak View Ln., Gastonia, NC

Parcel ID(s): 219414

Total Property Acreage: 6.11 acres

Acreage for Map Change: 6.11 acres

Current Zoning District(s): (R-1) Single Family Limited

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (R-3) Single Family General, (C-1) Light Commercial, (C-3) General Commercial

**Zoning District Information**

**Current Zoning District:**

**(R-1) Single Family Limited** – The purpose of this district is to accommodate single family site built and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

**Proposed Zoning District:**

**(R-2) Single Family Moderate** – The purpose of this district is to accommodate single family site built and modular construction and double-wide manufactured home placement. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

**Comprehensive Land Use Plan (Small Area District)**

**Area 5: Scenic Gaston / Southwest Gaston (Crowders Mountain State Park, Gastonia, and surrounding area)**

Key issues for citizens in this area include preservation of open space; road improvements and better connectivity to other areas of the County; preservation of existing conditions while allowing low to moderate growth; repurpose vacant buildings and facilities for new economic opportunities; and, increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan Future Land Use: Rural

It is staff's opinion that the request *is consistent* with the Comprehensive Land Use Plan. The proposed use, as presented to staff by the applicant, is in harmony with the Rural Land Use designation which emphasizes open space as well as, the placement of residential homes located on large lots and set back from the roads they front upon..

**Technical Review Committee (TRC)**

The request was reviewed by the TRC for comment and general compliance with applicable regulations and

provisions. The TRC is made up of various technical land use reviewing agencies such as North Carolina Department of Transportation (NCDOT), Environmental Health, Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO), County Fire Marshall, et cetera, which review all land use proposals and site plans requiring Planning Board approval and/or public hearing process.

**Notification**

Notice of public hearing was advertised in the Gaston Gazette in accordance with County policy.

**Zoning Sign Placement**

March 8, 2019

**Information Attached**

Rezoning application; zoning district uses (current and proposed); vicinity map, aerial map, zoning/subject area maps, and adjacent property map with property owner list.

**Transportation Planning Information**

Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

**Staff Contact**

Sarah Carpenter Penley, Development Services Planner, (704)866-3530 or [sarah.penley@gastongov.com](mailto:sarah.penley@gastongov.com)



# GASTON COUNTY

Department of Planning & 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 19-03**

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

### A. \*APPLICANT INFORMATION

Name of Applicant: Michael Steve Bridges, Karen Peek Bridges  
(Print Full Name)

Mailing Address: 3925 Branding Iron Drive Gastonia, N.C. 28052  
(Include City, State and Zip Code)

Telephone Numbers: 704-734-8194 704-734-8194  
(Area Code) Business (Area Code) Home

Email: michaelsalem59084@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: Michael S Bridges Karen Bridges  
(Print Full Name)

Mailing Address: 3925 Branding Iron Drive Gastonia, N.C. 28052  
(Include City, State and Zip Code)

Telephone Numbers: 704-734-8194 704-734-8194  
(Area Code) Business (Area Code) Home

Email: michaelsalem59084@gmail.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Peak View Lane

Parcel Identification (PID): 219414

Acreage of Parcel: 6.11 +/- Acreage to be Rezoned: 6.11 +/- Current Zoning: R-1

Current Use: none, VACANT, WOODED Proposed Zoning: R-2

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Michael S Bridges

Mailing Address: 3925 Branding Iron DR.  
Gastonia, N.C. 28052  
(Include City, State and Zip Code)

Telephone: 704-734-8194  
(Area Code)

Parcel: 219414  
(If Applicable)

[Signature]  
(Signature)

Name of Property Owner: Karen Bridges

Mailing Address: 3925 Branding Iron Dr.  
Gastonia N.C. 28052  
(Include City, State and Zip Code)

Telephone: 704-923-7864  
(Area Code)

Parcel: 219414  
(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) 219414  
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.

 Karen Bridges  
Signature of Property Owner or Authorized Representative

2-18-19  
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: 02/20/19

### OFFICE USE ONLY

Application Number: 219-03

### OFFICE USE ONLY

Fee: \$500

Received by Member of Staff: SCP  
(Initials)

Date of Payment: 02/20/19

Receipt Number: \_\_\_\_\_

☒ 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: \_\_\_\_\_

CURRENT USES:

<b>(R-1) SINGLE FAMILY LIMITED</b>
<b><u>(1) Uses allowed by right:</u></b> Dwelling, Single-Family; Essential Services Class 1; Recycling Deposit Station, accessory; and Taxidermy.
<b><u>(2) Uses allowed by right with supplemental regulations:</u></b> Automobile Hobbyist; Bona Fide Farms, Botanical Garden; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marina, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Private Residential Quarters (PRQ); Produce Stand; Restaurant within other facilities; Schools, Elementary & Middle (public & private); School, Senior High (public & private); Stadium; Telecommunication Antennae and Equipment Buildings; and Traditional Neighborhood Development (TND).
<b><u>(3) Uses allowed with a conditional use permit:</u></b> Library; Museum; and Zoo
<b><u>(4) Uses allowed with a conditional use permit, with supplemental regulations:</u></b> Bed and Breakfast; Cemetery; Country Club; Day Care Center, Class B; Essential Services Class 4; Fraternal & Service Organization Meeting Facility (non- or not-for profit) 0-9,999 sq. ft. GFA; Golf Course, Golf Driving Range, Golf Miniature; Maternity Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Stadium; Tower and/or Station, Radio; and Wood Waste Grinding Operation.
<b><u>(5) Existing Use subject to supplemental regulations:</u></b> Dwelling, Manufactured Home Class C; and Dwelling, Manufactured Home Class D, Manufactured Home Park.
<b><u>(6) By Conditional Zoning:</u></b> Marina, Commercial
<b><u>(7) By Conditional Zoning with supplemental regulations:</u></b> Planned Residential Development (PRD); and Planned Unit Development (PUD), and Traditional Neighborhood Development (TND).
<b><u>(8) By Special exception:</u></b> None
<b><u>(9) By Special exception with supplemental regulations:</u></b> Family Care Home

PROPOSED USES:

<b>(R-2) SINGLE FAMILY MODERATE</b>
<b><u>(1) Uses allowed by right:</u></b> Dwelling, Manufactured Home Class A, Dwelling Manufactured Home Class B, Dwelling, Single-Family, Essential Services, Class 1, Recycling Deposit Station, Accessory, Taxidermy.
<b><u>(2) Uses allowed by right with supplemental regulations:</u></b> Automobile Hobbyist, Cemetery (Accessory Use), 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).
<b><u>(3) Uses allowed with a conditional use permit:</u></b> Animal Grooming Service for household pet (Indoor Kennels), College/University, Essential Services Class 3, Library, Marina, Commercial, Museum, School for the Arts, Zoo.
<b><u>(4) Uses allowed with a conditional use permit, with supplemental regulations:</u></b> 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, Family Care Home, Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999 Square Feet Gross Floor Area, Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000 Square Feet Gross Floor Area, 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, Planned Unit Development, Planned Residential Development, Stadium, Tower and/or Station, Radio and Television Broadcast, Traditional Neighborhood Development (TND), Wood Waste Grinding Operation.
<b><u>(5) Existing Use subject to supplemental regulations:</u></b> Dwelling, Manufactured Home Class C, and Dwelling, Manufactured Home Class D, Manufactured Home Park
<b><u>(6) By Conditional Zoning:</u></b> None
<b><u>(7) By Conditional Zoning with supplemental regulations:</u></b> Planned Residential Development (PRD), and Planned Unit Development (PUD), and Traditional Neighborhood Development (TND).
<b><u>(8) By Special exception:</u></b> None
<b><u>(9) By Special exception with supplemental regulations:</u></b> Family Care Home





## Gaston County North Carolina

### Vicinity Map

Z19-03

#### Legend

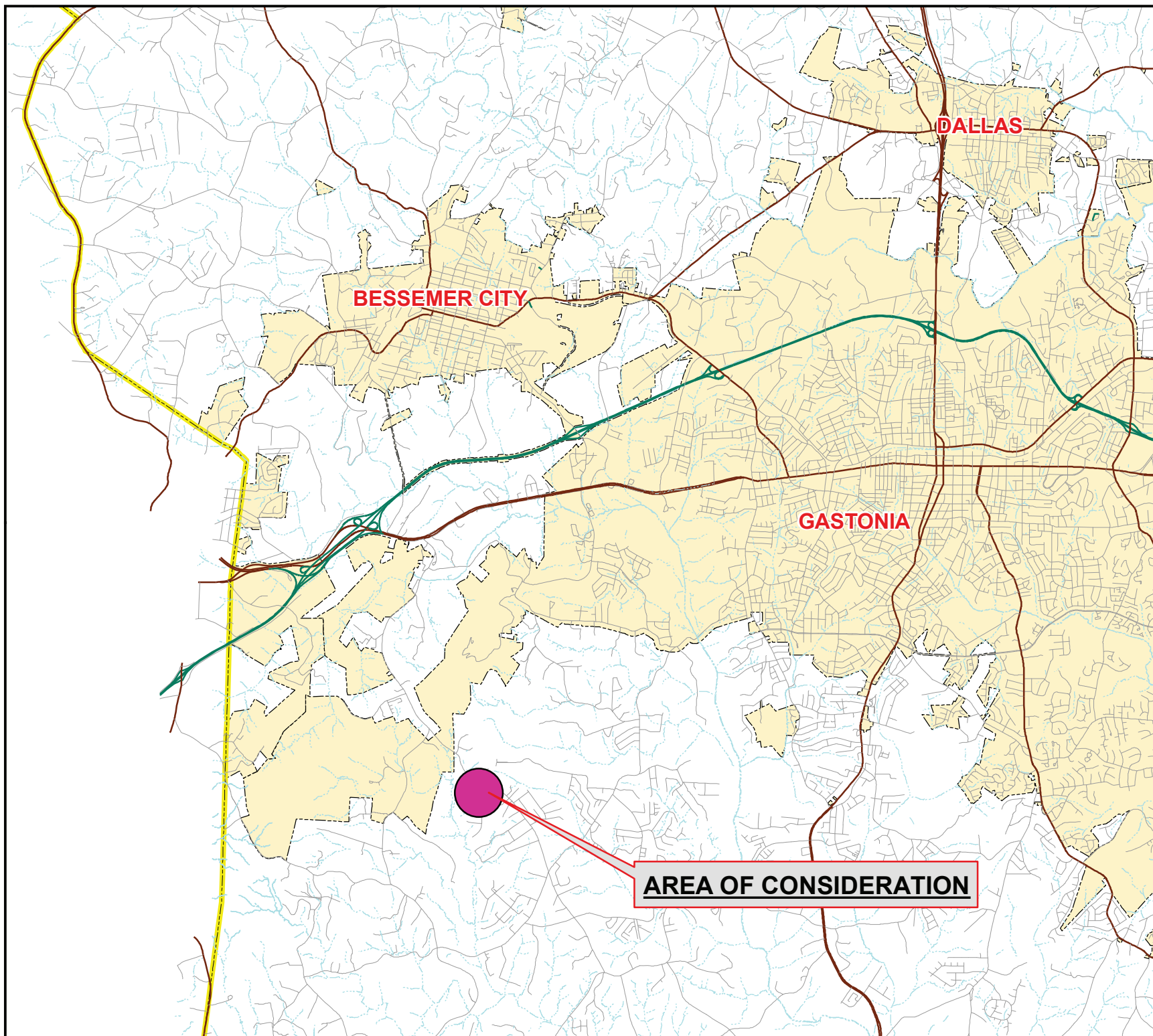
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be used or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 152-10.



0 1  
Miles








# Gaston County Zoning Review Overview Map

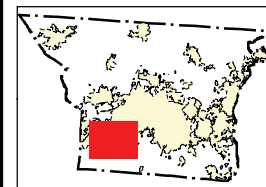
2018 Pictometry

Z19-03

## Legend

 Subject Area

 Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of mhp expansion requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

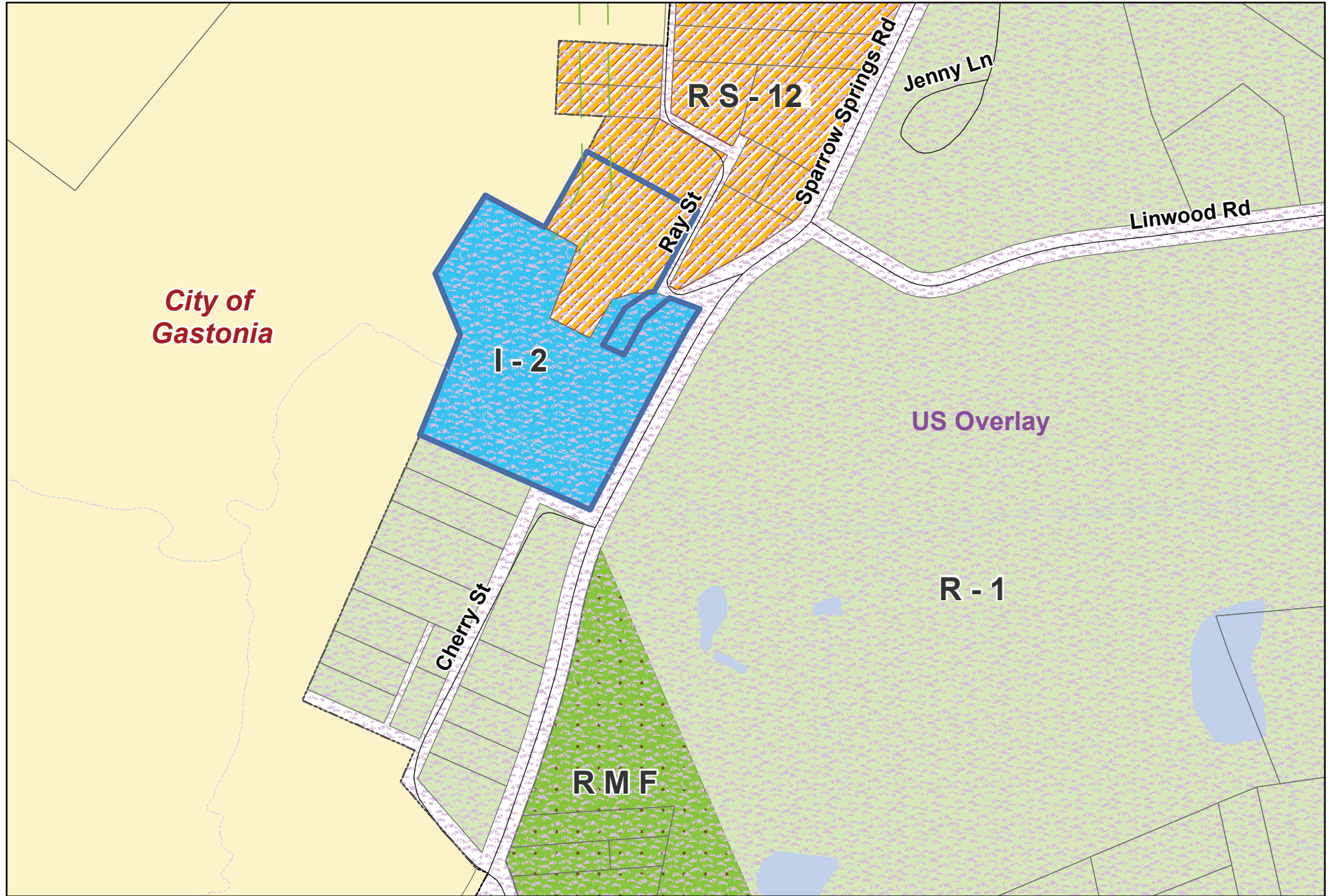
This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is underlaid and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



0 190 380  
Feet





# GASTON COUNTY Zoning Map

Applicant: PCUP19-02

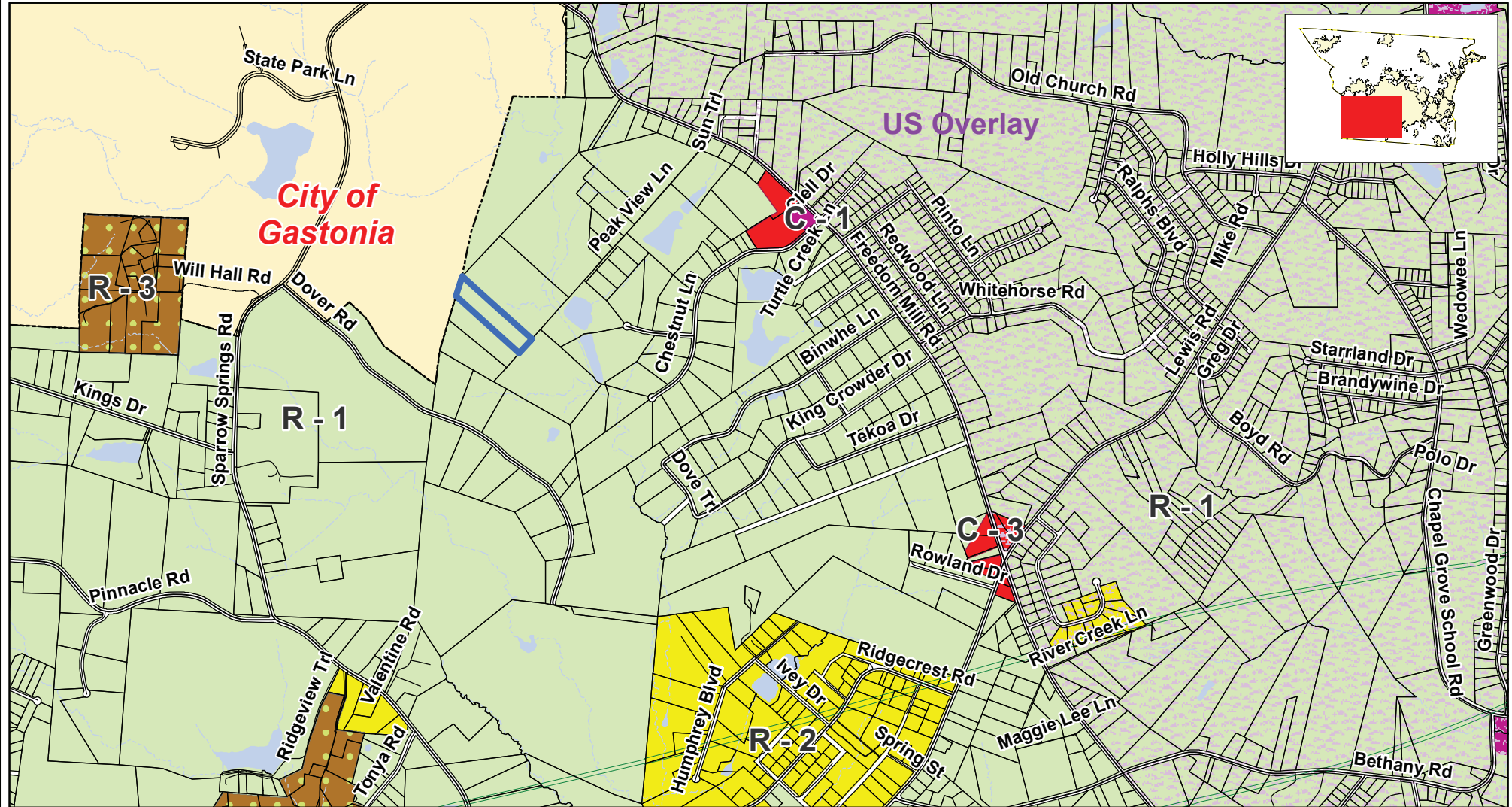
 Subject Area



0 90 180 360 Feet

R-1 Single Family Limited  
RS-12 Single Family 12,000 Sq Ft  
RMF Residential Multi Family  
I-2 General Industrial  
US Urban Standards Overlay

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

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Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undedicated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



# GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- C-1 Light Commercial
- C-3 General Commercial

Area of Consideration

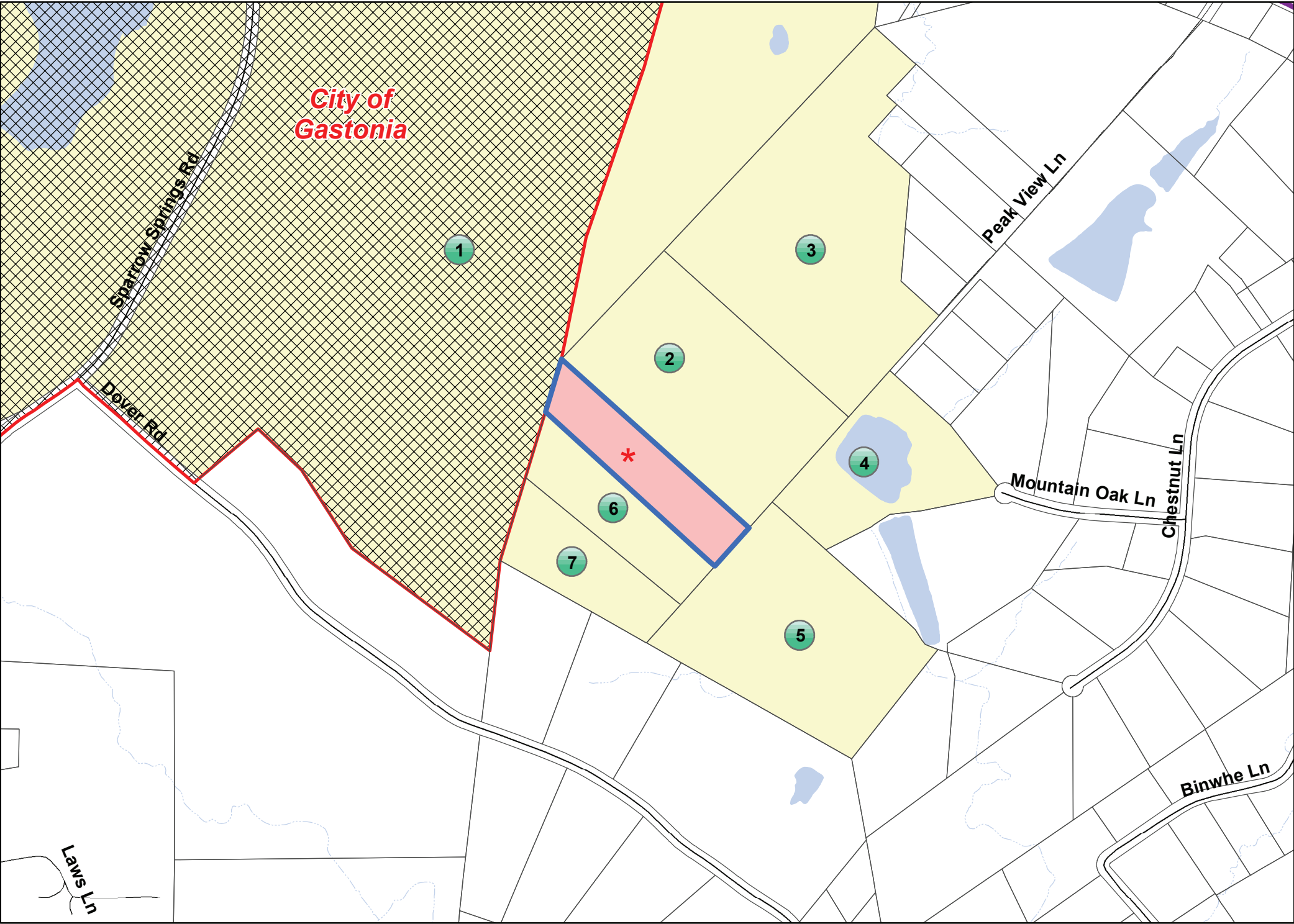


0 450 900 1,800 2,700 3,600 Feet

Applicant: Z19-03  
Tax ID: 219414  
Request Re-Zoning  
From: (R-1) Single Family Limited  
To: (R-2) Single Family Moderate

Map Date: 03/05/2019





**Z19-03 Subject and Adjacent Properties Map**

See reverse side for listing of property owners

Z19-03 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	219414	BRIDGES MICHAEL S	BRIDGES KAREN	3925 BRANDING IRON DR	GASTONIA	NC	28052-9708
1	154420	STATE OF NORTH CAROLINA	C/OR STATE PROPERTY OFFICE	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699-1321
2	155631	OAKLEY ROBERT BOYCE	OAKLEY JUANITA WILSON	4920 CHAPEL GROVE RD	GASTONIA	NC	28052-8186
3	215780	LANEY JACK W	LANEY MELANIE N	230 PEAK VIEW LN	GASTONIA	NC	28052
4	155640	QUILLIAMS LOIS W	QUILLIAMS GARY A	536 MOUNTAIN OAK LN	GASTONIA	NC	28052
5	155815	OAKLEY ROBERT B	OAKLEY JUANITA W	4920 CHAPEL GROVE RD	GASTONIA	NC	28052
6	219413	THRELKELD CARL R		401 DONZI CT	CAROLINA BEACH	NC	28428-4147
7	219412	THRELKELD THOMAS G		113 DAVID PARK RD	GASTONIA	NC	28052



## Memorandum

**To:** Sarah Penley, Devpt. Services Planner, Gaston County Dept. of Planning & Devpt. Services  
**From:** Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** March 19, 2019  
**Subject:** Z19-03 Bridges—GCLMPO Comments

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

1. The proposed development is located at Peak View Lane (Parcel: #219414).
  - A. The proposed development will not generate daily trips of significant concern to the adjacent roadway network.
  - B. According to the 2020-2029 STIP and the 2045 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
  - C. The CTP does not show any future improvements on any streets adjacent to the subject properties.

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