

General Rezoning Application (Z21-06)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone property from the (RS-12) Single Family 12,000 sq ft Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Applicant:

Melissa Griffis

Property Owner(s):

Melissa Griffis

Parcel Identification (PID):

145188

Property Location:

4312 Falls St. (Gastonia)

Total Property Acreage:

0.61 ac

Acreage for Map Change:

0.61 ac

Current Zoning:

(RS-12) Single Family 12,000 sq ft

Proposed Zoning:

(R-2) Single Family Moderate

Existing Land Use:

Residential

Proposed Land Use:

Single Family Residential (Manufactured)

COMPREHENSIVE LAND USE PLAN

Area 5: Scenic Gaston / Southeast Gaston

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 Center – Rural centers are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. Or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community daycare centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway.

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: **5**

Total Value of Sales: **\$189,500**

Low Sale

High Sale

Average Sale

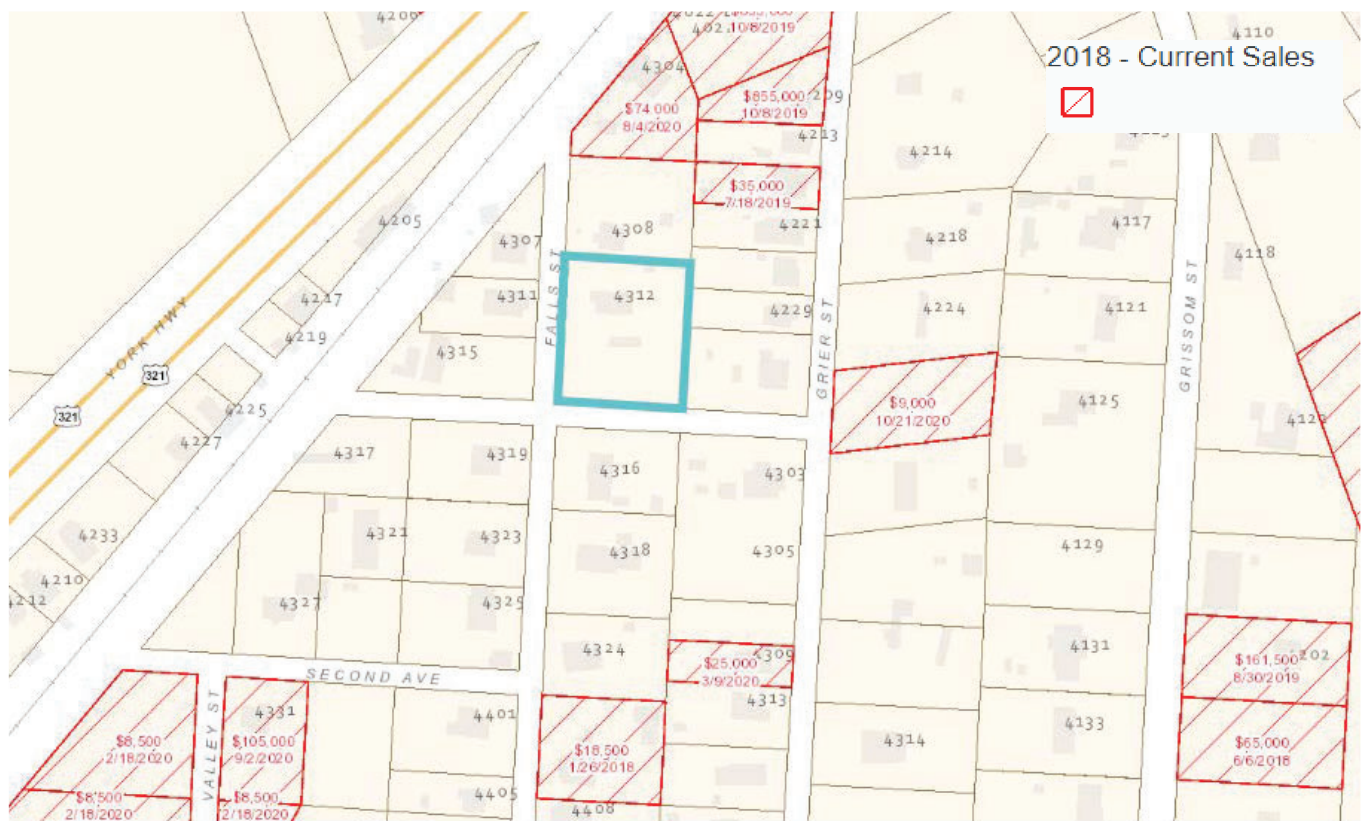
\$9,000

\$74,,000

\$35,000

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 south east region of the county. The location is primarily residential in nature and just east of a commercial and industrial corridor. Housing types in the area include single family site built, modular and/or manufactured housing, including single-wide style homes.

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 RECOMMENDATION

Scheduled Meeting Date: February 8, 2021

Meeting Summary / Points of Discussion: Staff provided Board members with a history, which included information related to a former site-built home on the property having been recently destroyed by fire (December 26, 2020), rendering the structure uninhabitable. The applicant has received a temporary permit to allow for the use of a recreational vehicle (RV) as living quarters until housing can be reestablished on the parcel. No further discussion or questions were asked by members of the Board.

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 Center future land use plan. Rural centers are those areas that serve a specific purpose for the immediate area. Houses and businesses are closer together and are built closer to the roadway. The use, going from (RS-12) 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, MPO Comments



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 21-06**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Melissa Griffis

(Print Full Name)

Mailing Address: 4312 S. Falls St. Gastonia NC 28056

(Include City, State and Zip Code)

Telephone Numbers: (704)689-9901

(Area Code) **Business**

(704)678-6897

(Area Code) **Home**

Email: mgriffis44@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: 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: 4312 Falls St. (Gastonia)

Parcel Identification (PID): 145188

Acreage of Parcel: 0.61 +/- Acreage to be Rezoned: 0.61 +/- Current Zoning: (RS-12)(US)

Current Use: Residential / House Demolished Proposed Zoning: (R-2)(US)

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)

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) 145188 hereby give Melissa Griffin consent to execute this proposed action.

Melissa Griffin
(Signature) (Name of Applicant)

01/28/2021

(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.

Melissa Griffin
Signature of Property Owner or Authorized Representative

01/28/2021

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: 01/29/21

Application Number: 221-006

Fee: \$500.00

Received by Member of Staff: SCP
(Initials)

Date of Payment: 01/29/21

Receipt Number: INV-00022471

☒ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☒ COPY OF DEED
☒ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: 02/23/21

Planning Board Review: 02/08/21

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

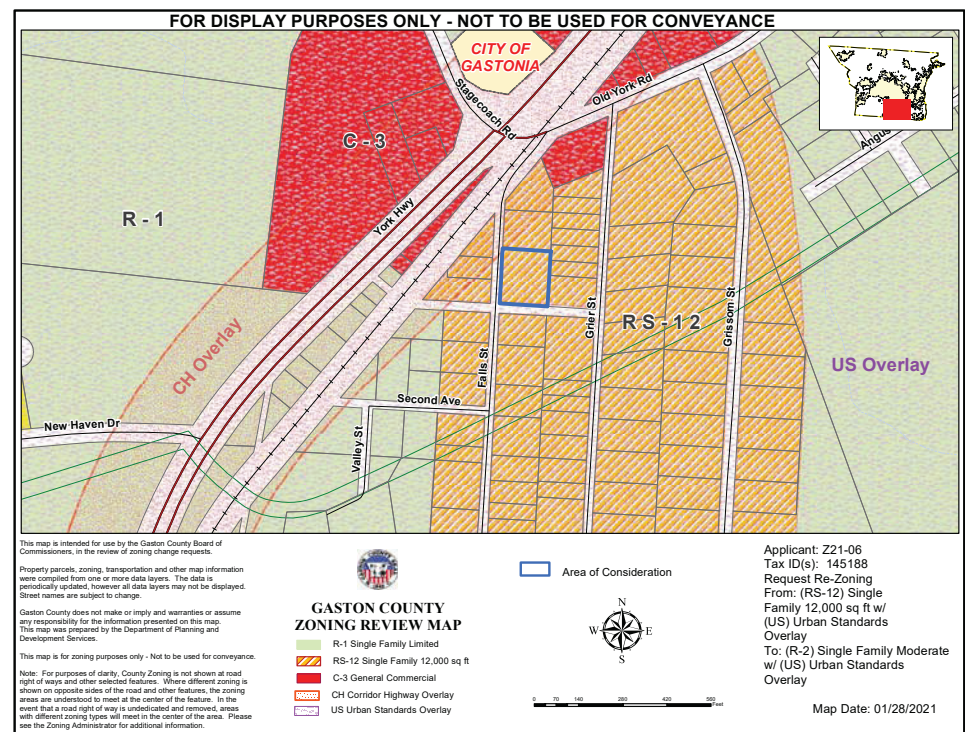
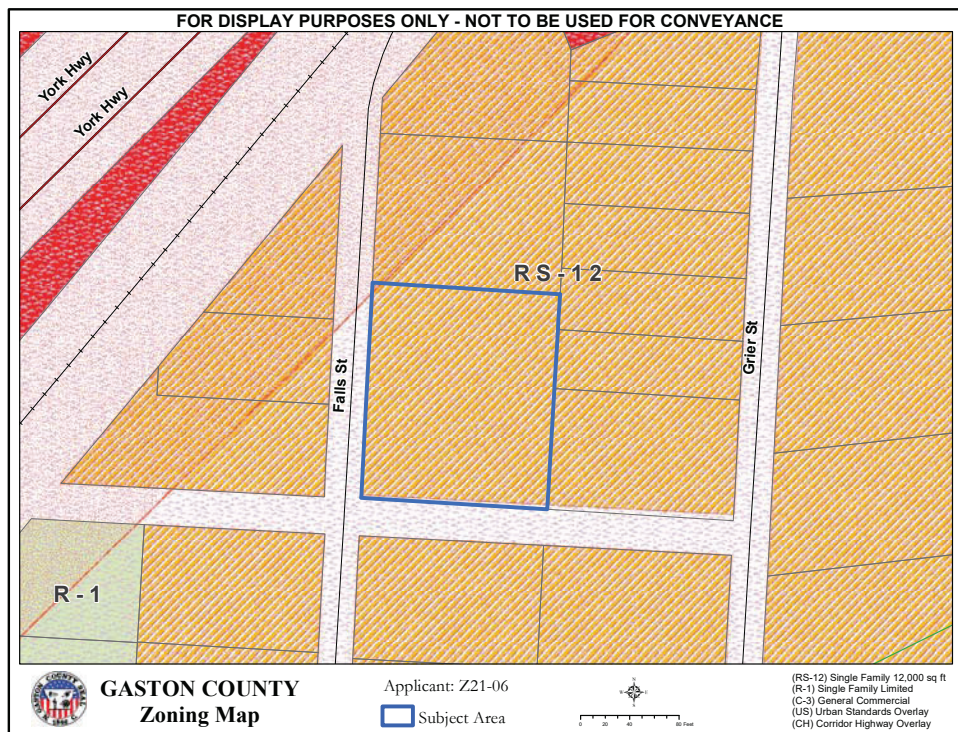
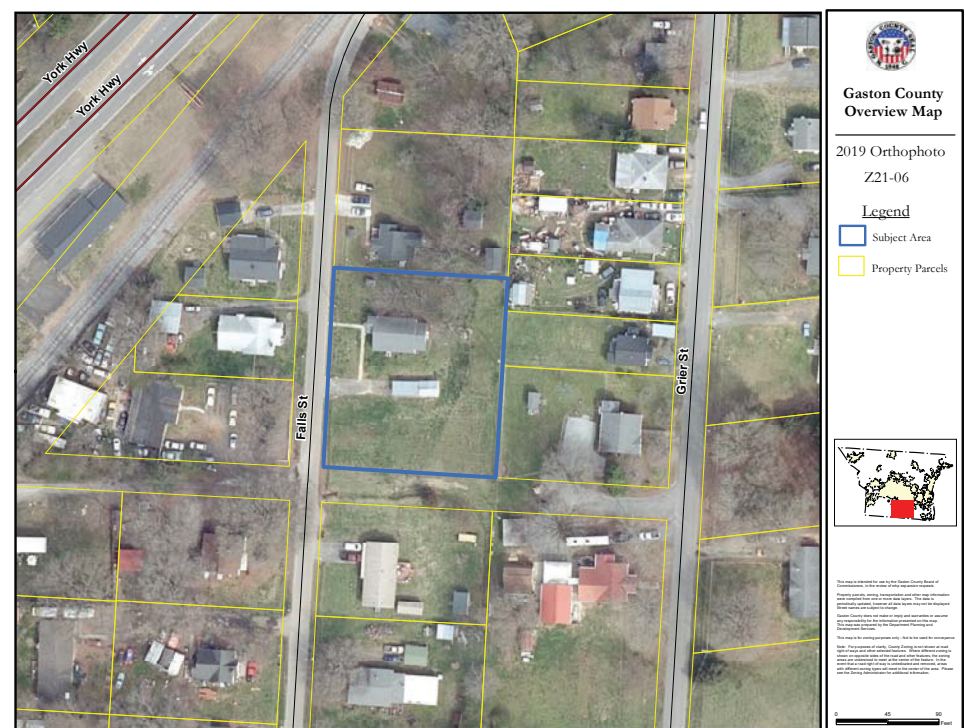
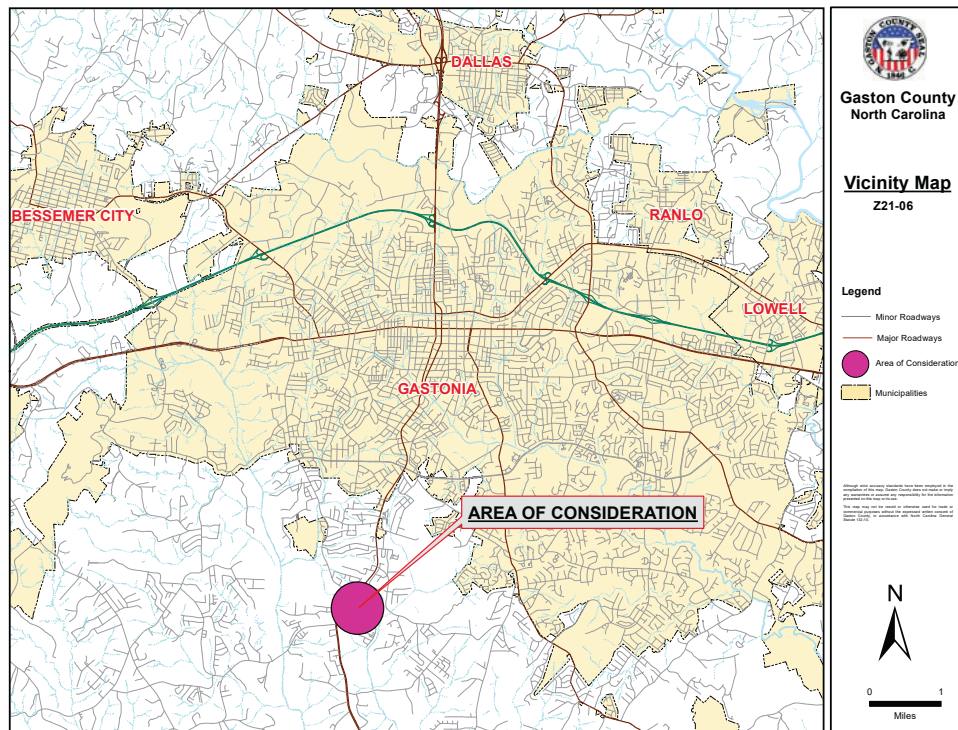
To: Sarah Carpenter Penley, Senior Planner, Subdivision Administrator, Gaston County Planning & Development Services
From: Julio Paredes, Planner
Date: February 1, 2021
Subject: 4312 S Falls St, Gastonia, NC, 28056 – Z21-06 - GCLMPO Site Plan Review

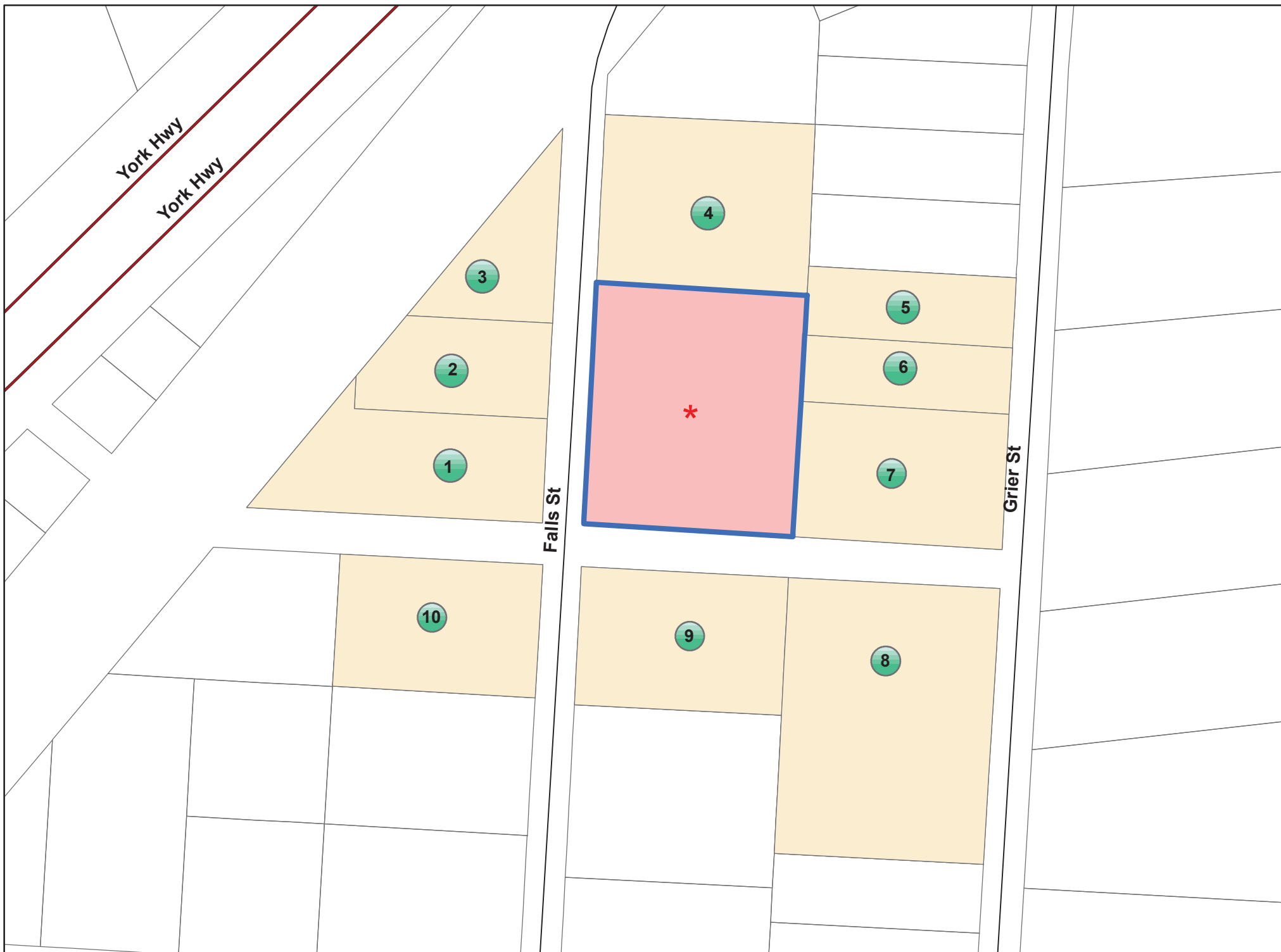
Thank you for the opportunity to provide comments on a proposed rezoning located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted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

The proposed rezoning is located at 4312 S Falls St, Gastonia, NC, 28056. 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. The extension of Little Mountain Road to York Road (US 321) / Stagecoach Road is an unfunded project that is shown on the GCLMPO's Comprehensive Transportation Plan (CTP) approximately 350 feet north of this property. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.
3. The extension of Little Mountain Road is not currently included in the GCLMPO's fiscally-constrained 2045 MTP.
4. 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.





Z21-06 Subject and Adjacent Properties Map

See reverse side for listing of property owners

 **Area of consideration**

Z21-06 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>
*	145188	GRIFFIS MELISSA		223 E LEE AVE	BESSEMER CITY	NC	28016
1	145155	VARGAS MAURICIO &	NACIMENTO IRACI	4315 S FALLS ST	GASTONIA	NC	28056
2	145154	BUMGARDNER MATTHEW CRAIG II		1107 FOUR OAKS TRL	CLOVER	SC	29710
3	145153	GILL PAMELA		4307 FALLS ST	GASTONIA	NC	28056
4	145189	GILLESPIE NATHAN LAMAR	GILLESPIE NATHANIEL &	205 E JENKINS ST	DALLAS	NC	28034
5	145197	REYES OCTAVIO		4225 GRIER ST	GASTONIA	NC	28056
6	145195	BARR EDWIN TODD		213 REDDING RD	STANLEY	NC	28164
7	145198	BARKER PATRICIA S		509 CEDAR GROVE DR	GASTONIA	NC	28056
8	212752	TOLER COYET JINGER		PO BOX 2745	GASTONIA	NC	28053
9	145187	WATTS MINNIE LOU SANDERS		4316 S FALLS ST	GASTONIA	NC	28056
10	145156	GRIER PROPERTIES LLC		1351 ROBINWOOD RD APT 105-B	GASTONIA	NC	28054