



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 is consistent with the County's approved Comprehensive Land Use Plan. 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 Riverfront Gaston area of the comprehensive land use plan.

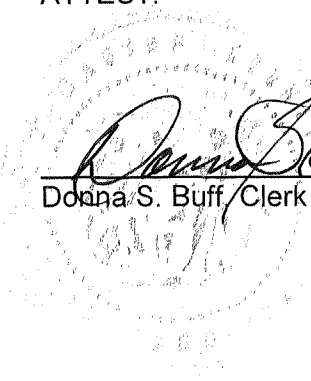
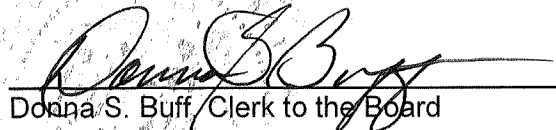
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 193762, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District with US and CH Overlays.

- 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-24-10-14-00194)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay and Corridor Highway (CH) Overlay to the (R-2) Single Family Moderate Zoning District Urban Standards (US) Overlay and Corridor Highway (CH) Overlay.

**Applicant(s):**

Tony Torrence

**Property Owner(s):**

Jerry Jenkins and Brenda Jenkins

**Parcel Identification (PID):**

193762

**Property Location:**

110 Jaybird Ln

**Total Property Acreage:**

3.36

**Acreage for Map Change:**

3.36

**Current Zoning:**

R-1

**Proposed Zoning:**

R-2

**Existing Land Use:**

Residential

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 4: The Garden Gaston / Southeast Gaston (Belmont, Cramerton, and surrounding area)**

Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, maintaining enhanced quality of life

**Comprehensive Plan future Land Use:**

Rural Community – Rural communities are largely rural areas where there are a number of residential buildings on smaller lots, built closer to the roadway. These areas have a neighborhood look and feel.

**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

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

A comment letter from the MPO is attached. There were no additional comments provided by the TRC.

**STAFF SUMMARY**

**Prepared By: Jaime Lisi, Planner I**

This property is in a residential area in the southeast region of the county. The location is a mix of residential (R-1, R-2 and R-3) and commercial zoning (C-3, NBS) with different housing types and styles included.

The home at 110 Jaybird was identified as an uninhabitable structure due to damage caused by hurricane Helene. The county has issued a temporary use permit to allow the family to live in an RV on site while awaiting the rezoning and placement of a new home on the site. The temporary use permit will expire six months from issuance. The parcel currently has two addresses assigned as there was a single wide mobile home on the site. That use has been abandoned and the second address will be removed at the end of this process.

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**

The Planning Board met in regular session on November 20, 2024, and recommended approval of the request by a 10 to 0 vote based on the following:

- This is a reasonable request and in the public interest; and
- It is consistent with the comprehensive land use plan as it will serve a commercial purpose and increase commercial opportunities along existing major thoroughfares, as envisioned by the Rural Center land use designation.



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-24-10-14-00194, 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 Riverfront Gaston area of the comprehensive land use plan.

These findings are supported by a 10 - 0 vote by the Gaston County Planning Board during its November 20, 2024, meeting.

GENERAL REZONING APPLICATION Application Number: REZ-

A. \*APPLICANT INFORMATION

Name of Applicant: Jerry Jenkins (Print Full Name)
Mailing Address: 110 Jaybird Lane Gastonia N.C. 28056 (Include City, State and Zip Code)
Telephone Numbers: 980-251-4115 (Area Code) Business (Area Code) Home
Email: tt.bbtt@yahoo.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: Jerry Jenkins (Print Full Name)
Mailing Address: 110 Jaybird Lane (Include City, State and Zip Code)
Telephone Numbers: 980-251-4115 (Area Code) Business (Area Code) Home
Email: tt.bbtt@yahoo.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 116 Jaybird Ln. Gastonia N.C. 28056
Parcel Identification (PID):

Acreage of Parcel: 3.8 +/- Acreage to be Rezoned: +/- Current Zoning:
Current Use: Proposed Zoning:

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Jerry Jenkins
Mailing Address: 110 Jaybird Ln Gastonia N.C. 28056 (Include City, State and Zip Code)
Telephone: 980-251-4115 (Area Code)
Parcel: 193762 (If Applicable)

Name of Property Owner: Brenda Jenkins
Mailing Address: 110 Jaybird Ln Gastonia N.C. 28056 (Include City, State and Zip Code)
Telephone: 704-460-0078 (Area Code)
Parcel: 193762 (If Applicable)

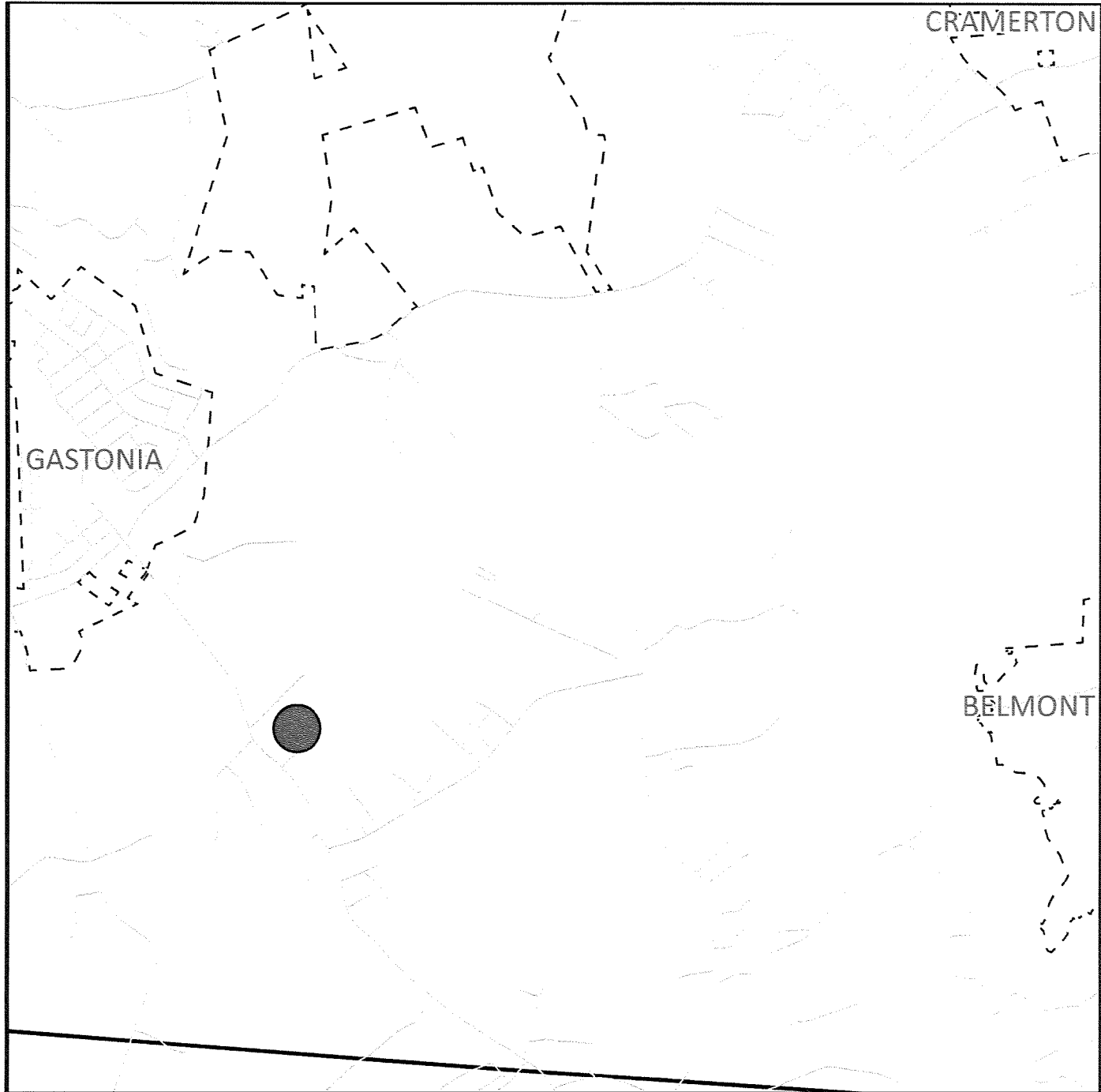
(Signature)

(Signature)

## 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



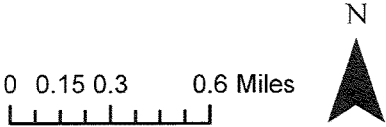
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**VICINITY MAP**  
**REZ-24-10-14-00194**

**LEGEND**

-  Roads
-  Municipalities
-  Subject Parcel

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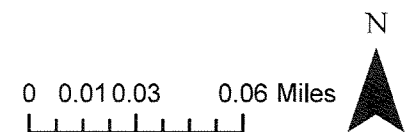
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-24-10-14-00194**

**LEGEND**

- Roads
- ▭ Parcels
- ▭ Subject Parcel

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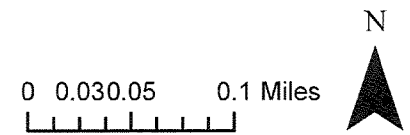


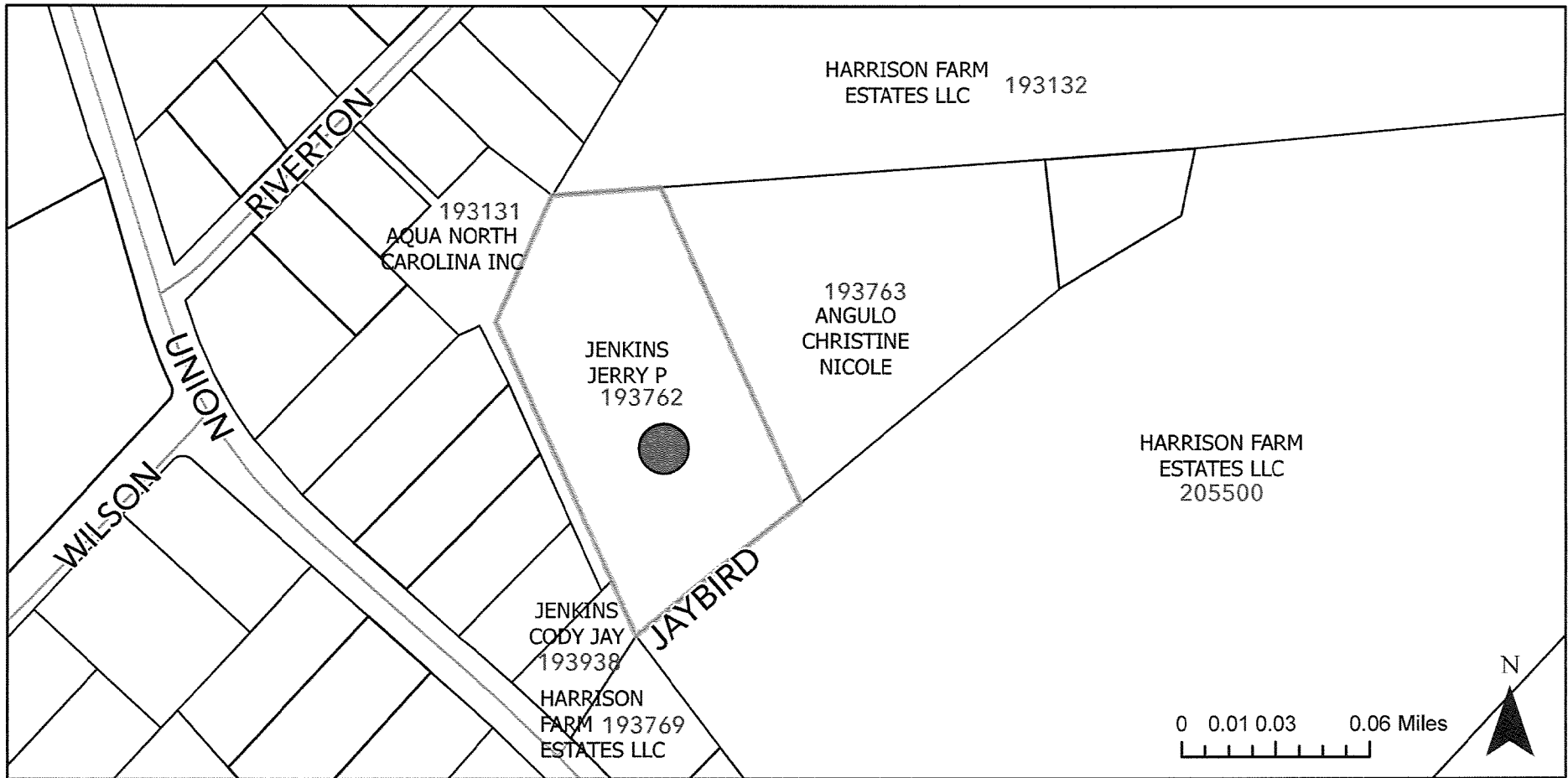
**ZONING MAP**  
**REZ-24-10-14-00194**

**LEGEND**

- Roads
- ▭ Parcels
- ZONE TYPE
- ▨ C-3
- ▨ R-1
- ▨ R-2
- ▨ R-3
- ▨ Subject Parcel

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## SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-10-14-00194

### LEGEND

● Subject Parcel

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## Memorandum

**To:** Jaime Lisi, Planner I, Building & Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** November 15<sup>th</sup>, 2024  
**Subject:** TRC Review for REZ-00194— Jaybird Ln – GCLMPO Site Plan Review

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Thank you for the opportunity to provide transportation comments on a proposed rezoning site plan for variance 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 110 Jaybird Ln, Gastonia, NC, 28056. PID# 193762. On behalf of the GCLMPO, I offer the following comments:

1. The widening of Union Rd (NC 274). is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along South Point Rd. is 60 ft.
2. The CTP shows recommended bicycle facilities improvements along Union Rd. These improvements are unfunded at this time.
3. 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.
4. A proposed widening of Union Rd (NC 274) to a 4-lane facility from Beaty Rd to South Carolina State Line. Include sidewalks and bike facilities along both sides is included in the MPO's 2050 MTP. These improvements are unfunded at this time.
5. 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](mailto:juliop@cityofgastonia.com).



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services

### Board Action

File #: 24-575

Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-24-10-14-00194, Tony Torrence (Applicant); Property Parcel: 193762, Located at 110 Jaybird Ln., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay and Corridor Highway (CH) Overlay to the (R-2) Single Family Moderate Zoning District with Urban Standards (US) Overlay and Corridor Highway (CH) Overlay

#### STAFF CONTACT

Jaime Lisi - Planner I - 704-898-1342

#### 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. Tony Torrence (Applicant); Property Parcel: 193762, Located at 110 Jaybird Ln., Gastonia, 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 will be held on December 10, 2024, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on November 20, 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, and 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	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2024-419	12/10/2024	BH	JB	A	A	A	A	A	A	A	U

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