



RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-07-14-00153 KIMBERLY HAGANS BUNDY (APPLICANT); PROPERTY PARCEL: 303966, LOCATED ON FREEDOM MILL ROAD, GASTONIA, NC, REZONE FROM (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 September 26, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 303966
 Applicant(s): Kimberly Hagans Bundy
 Owner(s): Kimberly Hagans Bundy and Sue McLean
 Property Location: On Freedom Mill Road
 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 for parcel 303966, located on Freedom Mill Road, Gastonia, NC, from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on September 11, 2023, based on: staff recommendation and the request is reasonable and in the public interest and the request is in accordance with the County's 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 area, which is consistent with the parcel's rural community future land use designation.

Motion: Crane Second: Brooks Vote: Unanimous
 Aye: Brooks, Crane, Harris, Hurst, Magee, Sadler
 Nay: None
 Absent: Horne, Houchard, Marcantel, Vinson
 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	AFraleY	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-294	09/26/2023	AF	BH	A	A	A	A	AB	AB	A	U

DISTRIBUTION:

Laserfiche Users

Zoning Map Change: REZ-23-07-14-00153 Kimberly Hagens Bundy (Applicant); Property Parcel: 303966, Located on Freedom Mill Road, Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Page 2

NOW, THEREFORE, BE IT RESOLVED 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 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 area, which is consistent with the parcel's rural community future land use designation.

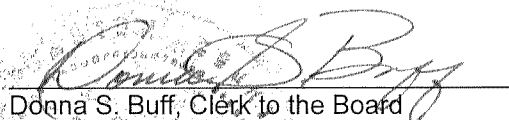
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 303966, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

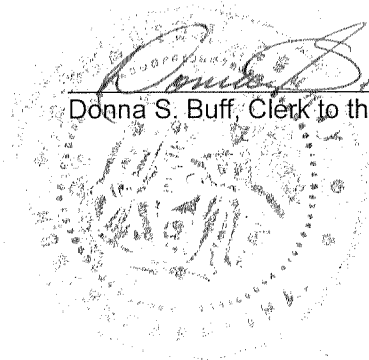


Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board



GASTON COUNTY REZONING APPLICATION (REZ-23-07-14-00153)

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):	Property Owner(s):
Kimberly Hagans Bundy	Kimberly Hagans Bundy & Sue McLean
Parcel Identification (PID):	Property Location:
303966	Freedom Mill Road
Total Property Acreage:	Acreage for Map Change:
1.95 acres	1.95 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited	(R-2) Single-Family Moderate
Existing Land Use:	Proposed Land Use:
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
Area 5: Scenic Gaston/Southwest 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 Community – Rural communities are areas in the largely Rural areas where there is 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:
North Carolina Department of Transportation

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

There were no comments from the TRC at this time.

A letter from the GCLMPO has been included in the staff packet.

STAFF SUMMARY

Prepared By: Peyton Ratchford, Planner II

This property is in a predominantly residential area in the southwest region of the county. The location is primarily residential in nature with different housing types and styles included. Surrounding zoning districts include (R-1), (R-2), and (C-3).

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 September 11, 2023, and recommended approval of the request by a unanimous 6-0 vote based on the following:

- This is a reasonable request and in the public interest; and
- 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 area, which is consistent with the parcel’s rural community future land use designation.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-23-07-14-00153, 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 area, which is consistent with the parcel's rural community future land use designation.

These findings are supported by a 6 – 0 vote by the Gaston County Planning Board during its September 11, 2023, meeting.



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-23-07-1A-00163

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

A. *APPLICANT INFORMATION

Name of Applicant: Kimberly Hagans Bundy
(Print Full Name)
Mailing Address: 124 Cane Forest Drive Dallas NC 28034
(Include City, State and Zip Code)
Telephone Numbers: _____
(Area Code) Business (Area Code) Home 704-974-0204
Email: Kbundy0204@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: Kimberly Hagans Bundy
(Print Full Name)
Mailing Address: 124 Cane Forest Drive Dallas NC 28034
(Include City, State and Zip Code)
Telephone Numbers: _____
(Area Code) Business (Area Code) Home 704-974-0204
Email: Kbundy0204@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Located in the 1100 block of Freedom Mill Rd. Gastonia NC
Parcel Identification (PID): 303966
Acreage of Parcel: 1.95 +/- Acreage to be Rezoned: 1.95 +/- Current Zoning: R1
Current Use: VACANT Proposed Zoning: R2

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Kimberly Bundy Name of Property Owner: _____
Mailing Address: 124 Cane Forest Dr. Dallas NC 28034 Mailing Address: _____
(Include City, State and Zip Code) (Include City, State and Zip Code)
Telephone: 704-974-0204 Telephone: _____
(Area Code) (Area Code)
Parcel: 303966 Parcel: _____
(If Applicable) (If Applicable)
Kimberly H Bundy _____
(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.

Kimberly H. Bundy
Signature of Property Owner or Authorized Representative

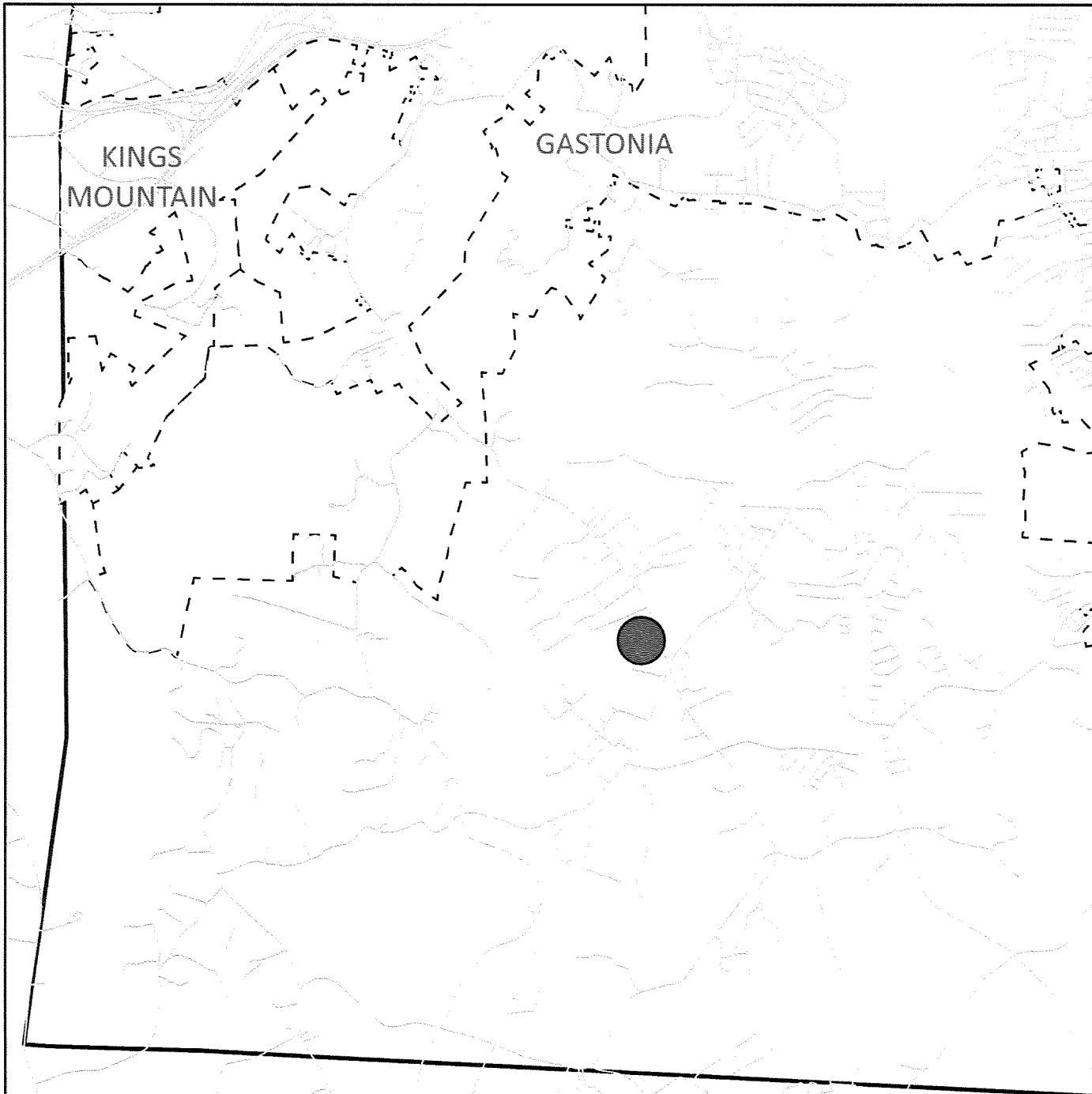
7-14-23
Date

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: <u>7/14/2023</u>	Application Number: <u>PEL-23-07-14-00153</u>	Fee: <u>\$783.00</u>
Received by Member of Staff: <u>PR</u> (Initials)	Date of Payment: _____	Invoice Receipt Number: <u>49199</u>

- 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: _____



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-23-07-14-00153

LEGEND

-  Roads
-  Municipalities
-  Subject Parcel

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 0.3 0.6 1.2 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-23-07-14-00153

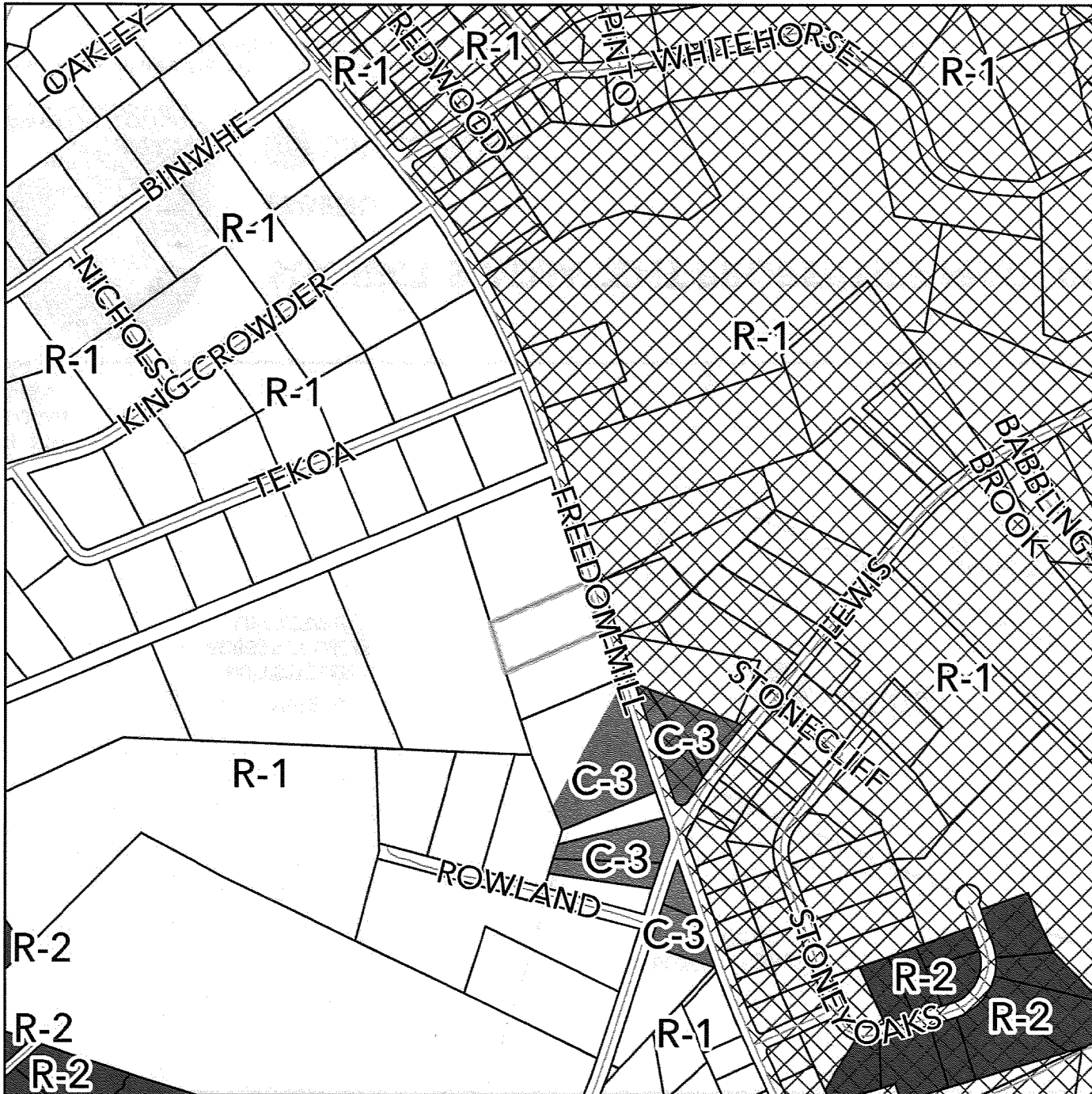
LEGEND

- Roads
- Parcels
- Subject Parcel

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0 0.010.03 0.06 Miles





ZONING MAP
REZ-23-07-14-00153

LEGEND

— Roads

□ Parcels

ZONE TYPE

▨ C-3

□ R-1

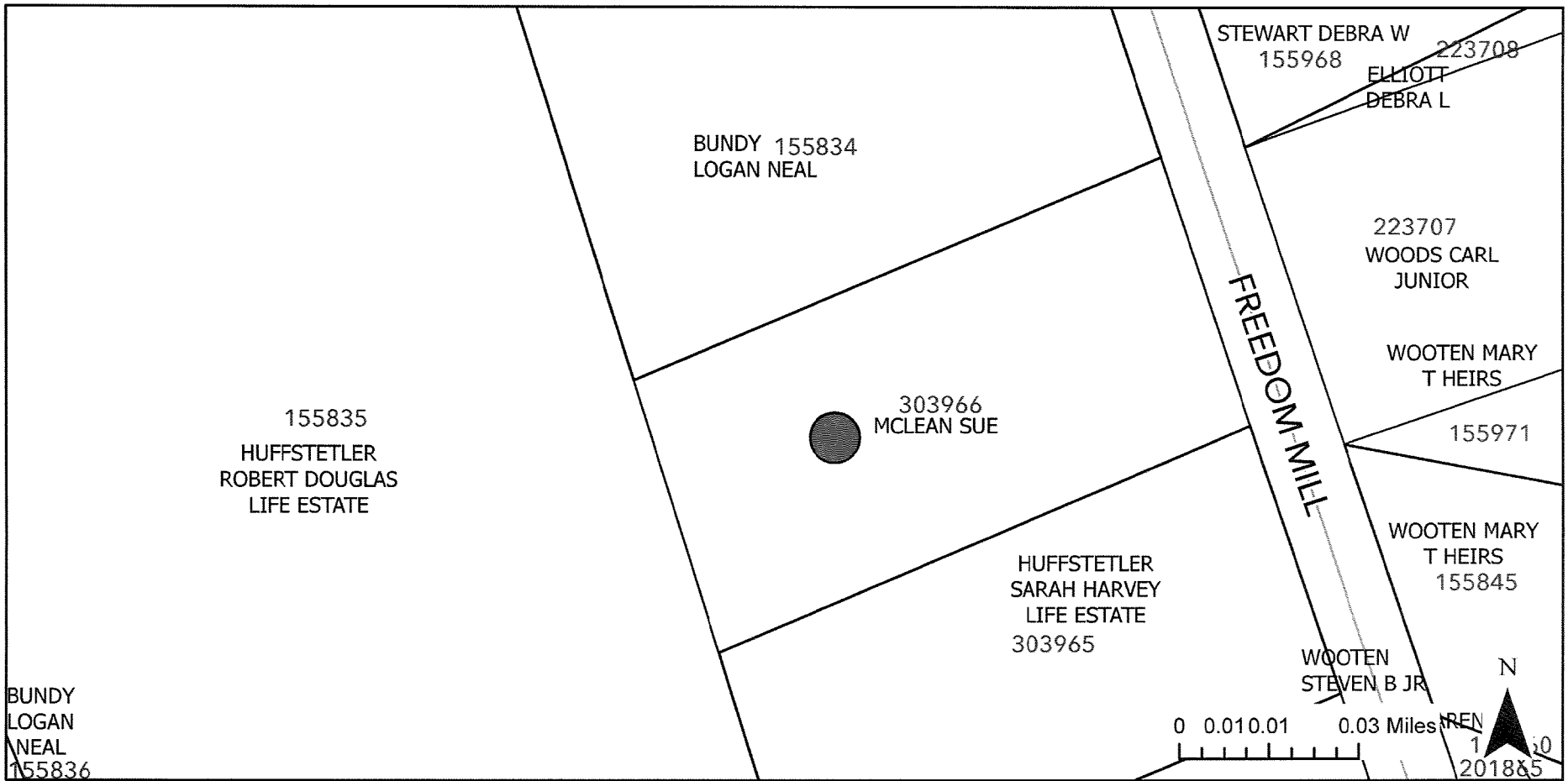
■ R-2

▭ Subject Parcel

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SUBJECT & ADJACENT PROPERTIES MAP | REZ-23-07-14-00153

LEGEND

● Subject Parcel

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X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP =

Use	R-2
Animal Grooming Service for household pet (indoor kennels)	SP
Animal Hospital (Outdoor kennel)	SPs
Animal Hospital, (Indoor kennel)	SPs
Animal Kennel	SPs
Automobile Hobbyist	Xs
Bed and Breakfast Inn	SPs
Bona Fide Farms	Xs
Botanical Garden	Xs
Camping and Recreational Vehicle Park	SPs
Cemetery	SPs
Church / Place of Worship	Xs
College / University	SP
Conference / Retreat / Event Center	SPs
Continuing Care Facility	SPs
Country Club	SPs
Day Care Center, Class A	Xs
Day Care Center, Class B	Xs/SPs
Day Care Center, Class C	SPs
Dwelling, Manufactured Home Class A	X
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Dwelling, Single Family	X
Dwelling, Two Family	Xs
Essential Services Class 1	X
Essential Services Class 2	Xs
Essential Services Class 3	SP
Essential Services Class 4	Xs/SPs
Family Care Home	Xs/SPs
Flex Space	Xs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs
Golf Course; Golf Driving Range; Golf Miniature	SPs
Group Home	Xs
Home Occupation, Customary	Xs
Home Occupation, Rural	Xs
Library	SP

Manufactured Home Park	Es
Marina, Accessory	Xs
Marina, Commercial	SP
Maternity Home	Xs/SPs
Military Reserve Center	SPs
Museum	SP
Nursery (Garden)	SPs
Nursing Home, Rest Home	SPs
Paint Ball / Laser Tag Facility	SPs
Park	Xs/SPs
Parking Lot	SPs
Planned Residential Development (PRD)	Xs/CDs
Planned Unit Development (PUD)	Xs/CDs
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recreation Center and Sports Center	SPs
Recycling Deposit Station, accessory	X
Recycling Deposit Station, principal use	SPs
Restaurant, within other facilities	Xs
Riding Stables	SPs
Rodeo / Accessory Rodeo	SPs
School for the Arts	SP
School, Elementary & Middle (public & private)	Xs
School, Senior High (public & private)	Xs
Small House Community	SP
Special Events Facility	SPs
Special Events Facility, Accessory	SPs
Stadium	Xs/SPs
Taxidermy	X
Telecommunication Antennae & Equipment Buildings	Xs
Telecommunication Tower & Facilities	SPs
Tourist Home	X
Tower and/or Station, Radio & Television Broadcast	SPs
Traditional Neighborhood Development (TND)	Xs/CDs
Wood Waste Grinding Operation	SPs
Zoo	SP



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6837

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Peyton Ratchford, CZO—Planner II, Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: July 20, 2023
Subject: REZ-23-07-14-00153 – Freedom Mill Rd, Gastonia —GCLMPO Comments

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 the 1100 block of Freedom Mill Rd, Gastonia - Parcel ID# 303966. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP and the 2050 MTP, there are no planned transportation improvement projects in the immediate vicinity of this site.
2. The CTP does not show any future highway improvements on any streets adjacent to the subject property.
3. Please note that 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.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 23-367

Commissioner Hovis - Building & Development Services - Zoning Map Change: REZ-23-07-14-00153, Kimberly Hagans Bundy (Applicant); Property Parcel: 303966, Located on Freedom Mill Road, Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Peyton Ratchford - Planner II - 704-866-3530

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. Kimberly Hagans Bundy (Applicant); Parcel: 303966, Located on Freedom Mill Road, 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 held on September 26, 2023 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on September 11, 2023, 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

Resolution, 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	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-294	09/26/2023	AF	BH	A	A	A	A	AB	AB	A	U

DISTRIBUTION:

Laserfiche Users