



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-13 ROBERT CURTIS GRINDSTAFF (APPLICANT); PROPERTY PARCEL: 146582, LOCATED AT 2714 & 2718 FORBES RD., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held on June 28, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 146582
Applicant(s): Robert Curtis Grindstaff
Owner(s): Robert Curtis Grindstaff
Property Location: 2714 & 2718 Forbes Rd.
Request: Rezone Parcel 146582 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay

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: 146582, located at 2714 & 2718 Forbes Rd., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay on June 6, 2022 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. The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses to remain onsite, which is consistent with the Rural Community designation and is in harmony with uses within the immediate vicinity.

Motion: Houchard Second: Sadler Vote: Unanimous
Ayes: Brooks, Harris, Horne, Houchard, Hurst, Sadler, Vinson
Nay: None
Absent: Ally, Magee
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	AFrale	BHovis	KJohnson	TKeigher	TPhilbeck	RWorley	Vote
2022-170	06/28/2022	TP	BH	A	AB	A	A	A	A	A	U

DISTRIBUTION:

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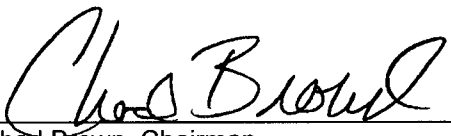
Zoning Map Change: Z22-13 Robert Curtis Grindstaff (Applicant); Property Parcel: 146582, Located at 2714 & 2718 Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay
Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

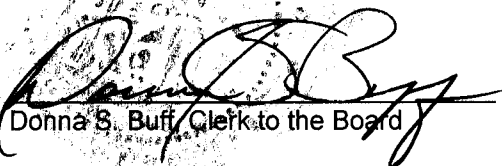
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses to remain onsite, which is consistent with the Rural Community designation and is in harmony with uses within the immediate vicinity.

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: 146582, 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

General Rezoning Application (Z22-13)

STAFF REPORT

Request:	
To rezone property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay.	
Applicant(s):	Property Owner(s):
Robert Curtis Grindstaff	Robert Curtis Grindstaff
Parcel Identification (PID):	Property Location:
146582	2714 & 2718 Forbes Rd. (Gastonia0
Total Property Acreage:	Acreage for Map Change:
1.13 ac	1.13 ac
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited, (US) Urban Standards Overlay	(C-1) Light Commercial, (US) Urban Standards Overlay
Existing Land Use:	Proposed Land Use:
Residential/Commercial	Residential/Commercial

Area 4: The Garden Gaston
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; and, maintaining enhanced quality of life.
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. Driving through these areas, you feel like you are in a neighborhood. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan.

Water/Sewer Provider:
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation

The MPO had no comments for this application.

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 with some industrial business located within a short distance, along the 321 Highway corridor. Housing types in the area include single family site built, modular and/or manufactured housing, including established neighborhoods and developments, along with private lots. The application presented currently houses one residential structure and one accessory structure that has operated as a woodworking business prior to zoning.

If approved, any uses allowed in the (C-1) Light Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO), as well as bring the accessory structure into compliance.

The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses to remain onsite. which is consistent with the Rural Community designation and is in harmony with uses within the immediate vicinity.

The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, which is in direct contrast to the neighborhood look and feel, therefore making it inconsistent with the Rural Community designation.

Scheduled Meeting Date: June 6, 2022

Meeting Summary / Points of Discussion: Staff provided Board members with an overview of the application and property. Points of discussion included questions related to the existing home and accessory structure located on site. Staff explained that the former business/use was on site prior to zoning. The home continues to be used as residential. If approved from the (R-1) to (C-1) Zoning District, this will allow the home to remain residential in a commercial district, while providing for uses allowed in the (C-1) Light Commercial Zoning District and bringing the accessory commercial building into compliance.

The Board voted to approved the application, with a vote of (7) to (0), based upon the following statement of consistency: *The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses to remain onsite. which is consistent with the Rural Community designation and is in harmony with uses within the immediate vicinity.*



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) 666-3195
Fax: (704) 666-3966

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

A. *APPLICANT INFORMATION

Name of Applicant: Robert Curtis Grindstaff

(Print Full Name)

Mailing Address: 4109 Belhaven Forest Drive

(Include City, State and Zip Code)

Telephone Numbers:

704-685-0550

(Area Code) Business

(Area Code) Home

Email: curtis@btjdoors.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: Robert Curtis Grindstaff

(Print Full Name)

Mailing Address: 4109 Belhaven Forest Drive Gastonia, NC 28056

(Include City, State and Zip Code)

Telephone Numbers:

704-685-0550

(Area Code) Business

(Area Code) Home

Email: curtis@btjdoors.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property:

2718 Forbes Rd. Gastonia, NC 28056

Parcel Identification (PID): 146582

Acreage of Parcel: 1.13 +/- Acreage to be Rezoned: 1.13 +/- Current Zoning: R-1 w/US Overlay

Current Use: Woodworking Commercial/Residential Proposed Zoning: C-1 w/US Overlay

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Robert Curtis Grindstaff

Name of Property Owner: Susan C Grindstaff

Mailing Address: 4109 Belhaven Forest Dr.

Mailing Address: 4109 Belhaven Forest Dr.

Gastonia, NC 28056

Gastonia, NC 28056

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone: 704-685-0550

(Area Code)

Telephone: 704-813-8942

(Area Code)

Parcel:

(If Applicable)

Robert Curtis Grindstaff

(Signature)

Parcel:

(If Applicable)

Susan C Grindstaff

(Signature)

See Reverse Side For Completion of Additional Sections

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) 146582 hereby give Robert Curtis Grindstaff consent to execute this proposed action.

Robert Curtis Grindstaff
(Signature)
Shawn C. [Signature]
(Signature)

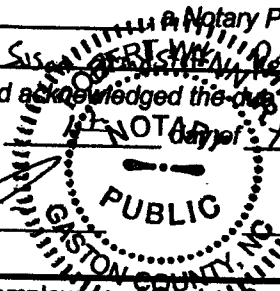
4-4-2022
(Date)

4-4-2022
(Date)

I, Robert Wynn Jr.

a Notary Public of the County of Gaston
State of North Carolina, hereby certify that Susan Grindstaff
personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and notarial seal, this the 4th day of April, 2022.

[Signature]
Notary Public Signature



06/23/2024
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.

Signature of Property Owner or Authorized Representative

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: 04/05/2022

OFFICE USE ONLY

Application Number: Z22-13

OFFICE USE ONLY

Fee: \$500

Received by Member of Staff: SCP
(Initials)

Date of Payment: _____

Receipt Number: INV-00033978

☐ 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: _____

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.

C1 LIGHT COMMERCIAL

(1) Uses allowed by right:

ABC Store; Amusement & Sporting Facility, indoor; Amusement Arcade; Animal Grooming Service for household pet, indoor kennels; Art Gallery; Auditorium, Assembly Hall, Amphitheater, Community Center, <500 seats; Baseball Hitting Range; Building Material & Lumber Sales; Business Services; Check Cashing Establishment, closed 12AM to 5AM; Cleaning & Maintenance Service; Contractor's Office & Operation Center; Day Care Center, Accessory; Dwelling, Single Family; Electric, Heating, Air conditioning, Ventilating, Plumbing Supplies & Equipment Sales; Essential Services Class 1; Essential Services Class 4; Exterminators Office; Farm Supply Store, with outdoor storage; Farm Supply Store, without outdoor storage; Financial Institution (excluding principal use ATMs); Food Pantry; Food Store, 0-9,999 sqft GFA; Funeral Homes; Furriers; Game Room; Glass & Mirror Shop; Grooming Services; Gunsmith, Gun & Ammunition Sales; Hardware Store; Health Club, Spa Gymnasium (principle use); Laboratories – Dental, Medical; Lawn & Garden Center; Library; Medical Offices, 0-49,999sqft GFA; Monument Sales; Museum; Offices, excluding Medical, 0-49,999sqft GFA; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Upholstery Shop

(2) Uses allowed by right with supplemental regulations:

Animal Hospital, indoor kennel; ATM (Automated Teller Machine); Auction House; Automobile Hobbyist; Automobile Repair Shop; Automobile Service Station; Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales & Rental; Bed and Breakfast Inn; Bona Fide Farms; Car Wash, Self Service; Church / Place of Worship; Club, private (without adult entertainment); Convenience Store, closed 12AM to 5AM; Day Care Center Class A; Day Care Center Class B; Day Care Center Class C; Dwelling, Mixed Use; Dwelling, Two Family; Essential Services Class 2; Family Care Home; Flea Market, indoor; Flex Space; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Golf Course, Golf Driving Range, Golf Miniature; Health & Behavioral Care Facility; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Laundromat, closed 12AM to 5AM; Lounge / Nightclub; Machine, Metal, Wood Working, Welding Shop; Manufactured Goods, class 1; Maternity Home; Multi Family Development; Nursery (Garden); Nursing Home, Rest Home; Paint Ball Facility; Park; Parking Lot; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Recreation Center & Sports Center; Recycling Deposit Station, principle use; Residential Infill Development; Restaurant, with drive thru; Restaurant, within other facilities; Retail, 0-24,000sqft GFA; School, Elementary & Middle (public / private); School, Senior High (public / private); Shopping Center, 0-24,999 sqft GFA; Shopping Center, 25,000-49,999 sqft GFA; Stadium; Swimming Pool, Sales, Service & Supplies; Telecommunication Antennae & Equipment Buildings; Traditional Neighborhood Development (TND)

(3) Uses allowed with a conditional use permit:

Billiard Parlor; College / University; Food Store, 10,000+ sqft GFA; Medical Offices, 50,000-99,999sqft GFA; Offices, excluding Medical, 50,000-99,999sqft GFA; Transit Station

(4) Uses allowed with a conditional use permit, with supplemental regulations:

Amusement & Sporting Facility, Outdoor; Animal Hospital, indoor kennel; Animal Hospital, outdoor kennel; Assisted Living Center; Auction House; Auditorium, Assembly Hall, Amphitheater, Community Center, 500 or more seats; Automobile Service Station; Body Piercing Establishment & Tattoo Parlor; Bus & Train Terminal, Passenger; Car Wash, Self Service; Club, Private (without adult entertainment); Convenience Store, open up to 24 hrs; Farmers Market; Flea Market, Outdoor; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Group Home; Health & Behavioral Care Facility; Hotel or Full Service Hotel; Laundromat, open up to 24 hrs; Lounge / Nightclub; Maternity Home; Mini-Warehouse; Park; Restaurant, with drive thru; Riding Stables; Rodeo / Accessory Rodeo; School, Vocation; Stadium; Telecommunication Tower & Facilities; Wood Waste Grinding Operation

(5) Existing Use subject to supplemental regulations:

Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

(6) By Conditional Zoning: None

(7) By Conditional Zoning with supplemental regulations:

Multi Family Development; Planned Residential Development (PRD); Planned Unit Development (PUD); Residential Infill Development; Traditional Neighborhood Development (TND)

(8) By Special exception: None

(9) By Special exception with supplemental regulations:

Family Care Home

BESSEMER
CITY

RANLO

LOWELL

GASTONIA

CRAMERTON

AREA OF CONSIDERATION

YORK CO.



GASTON COUNTY

Vicinity Map

Z22-13

● Area of
Consideration

Legend

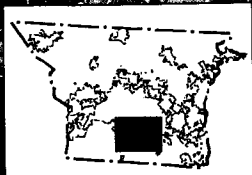
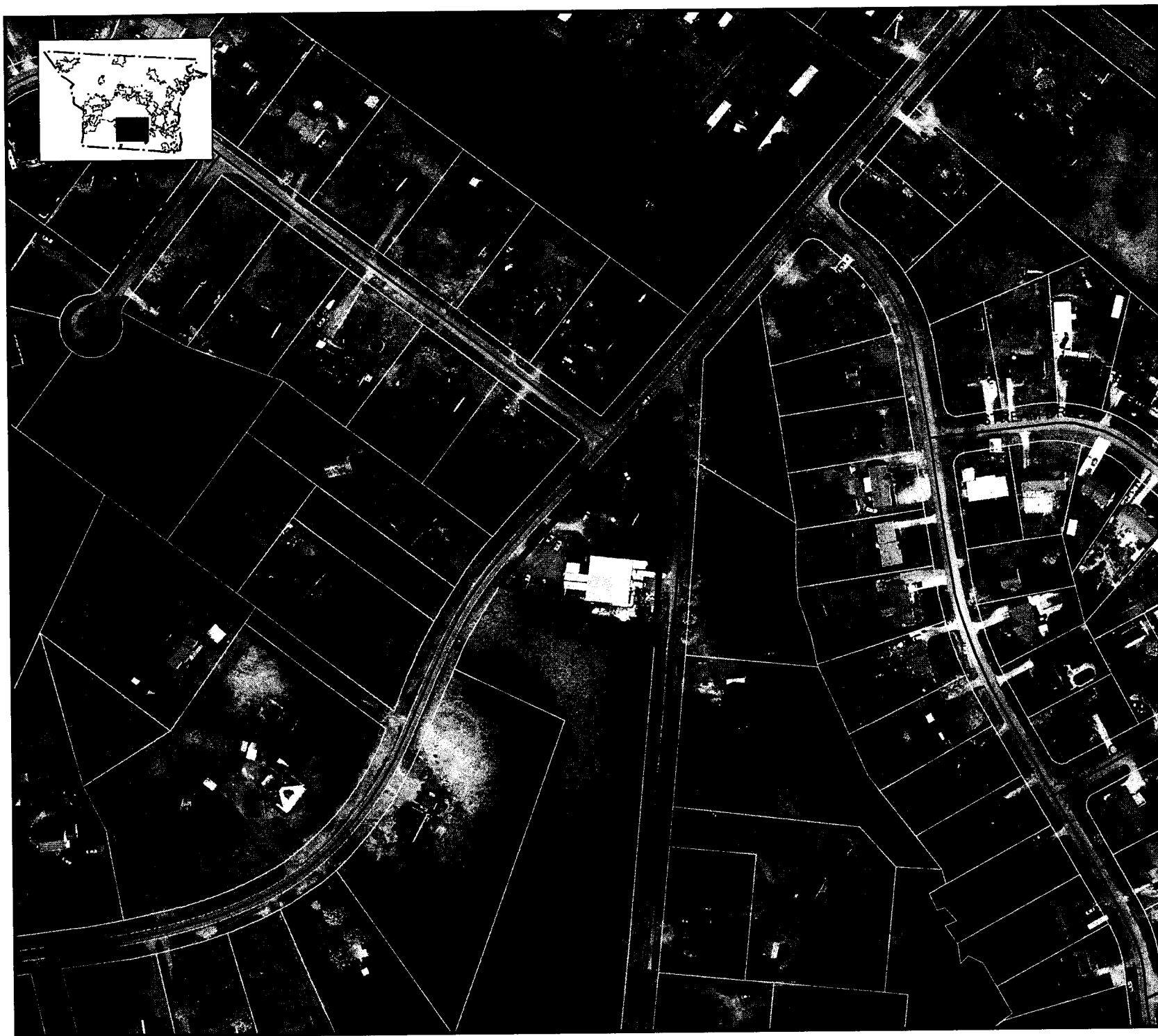
— Minor
Roadways

— Major
Roadways

□ Municipalities



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Miles





GASTON COUNTY

Overview Map

2019 Orthophoto
Z22-13

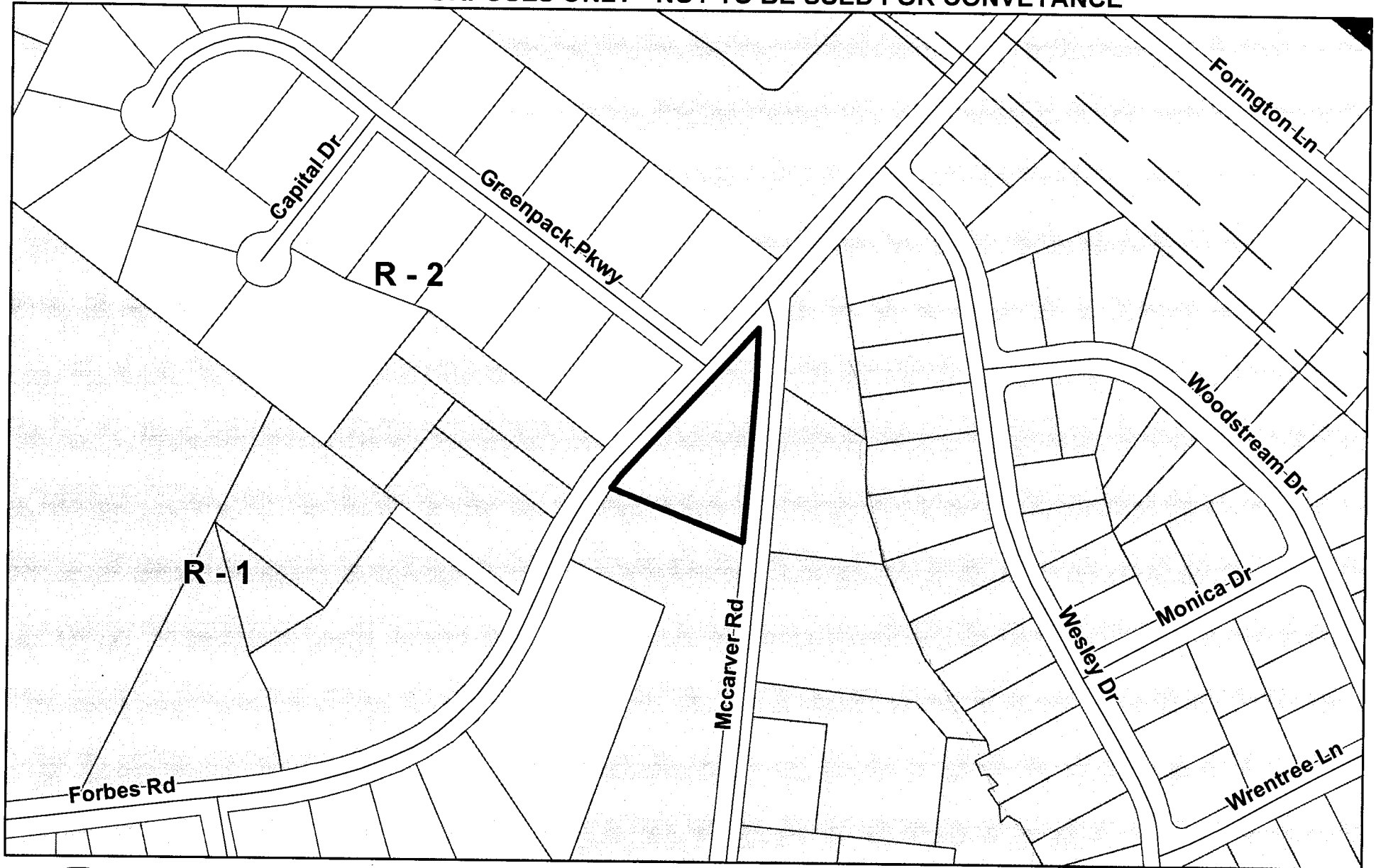
Legend

-  Subject Area
-  Property
Parcels




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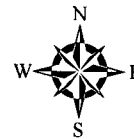
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map
Z22-13

 Subject Area

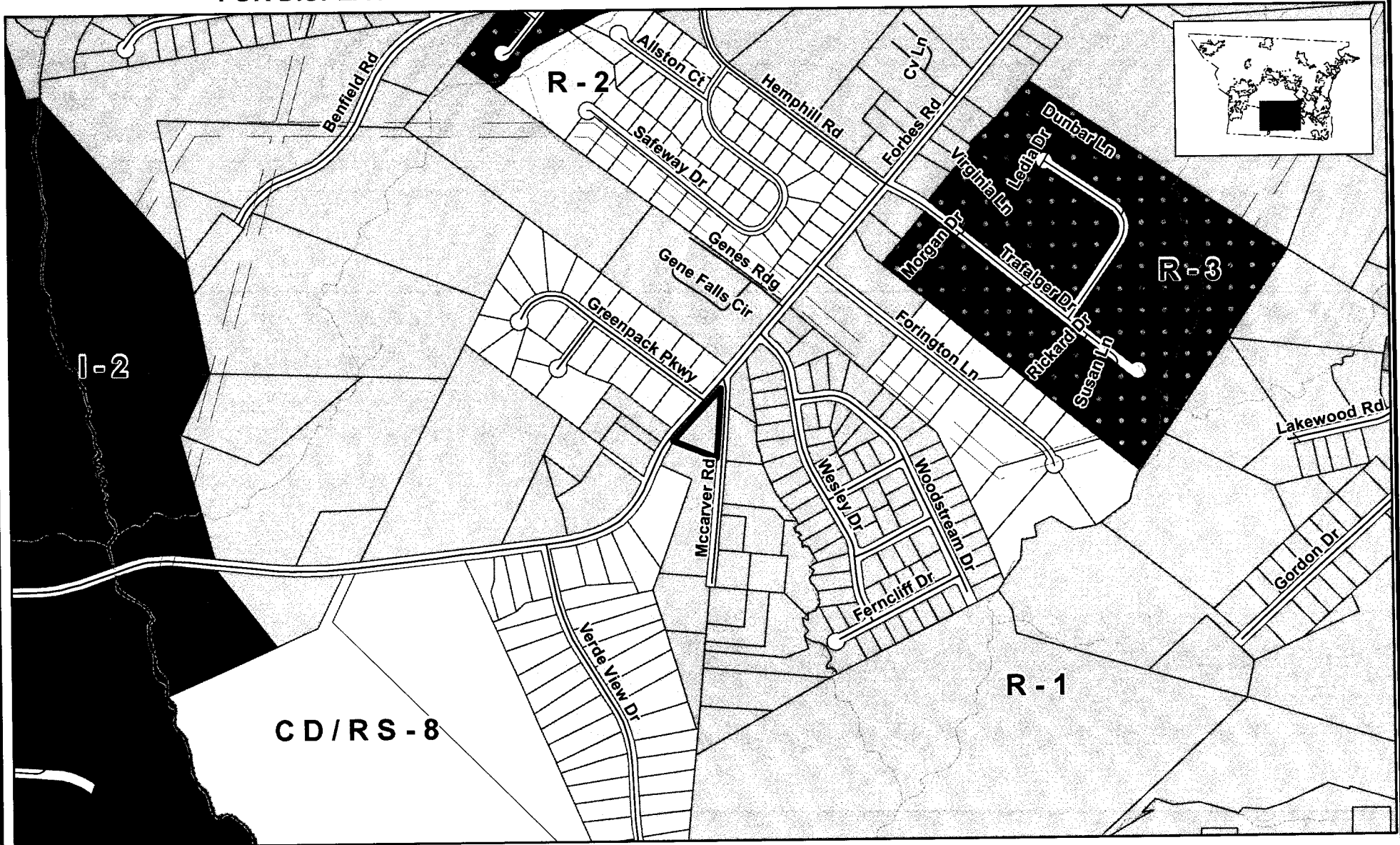
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(R-1) Single Family Limited
(R-2) Single Family Moderate

(Overlays not shown)

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY ZONING REVIEW MAP

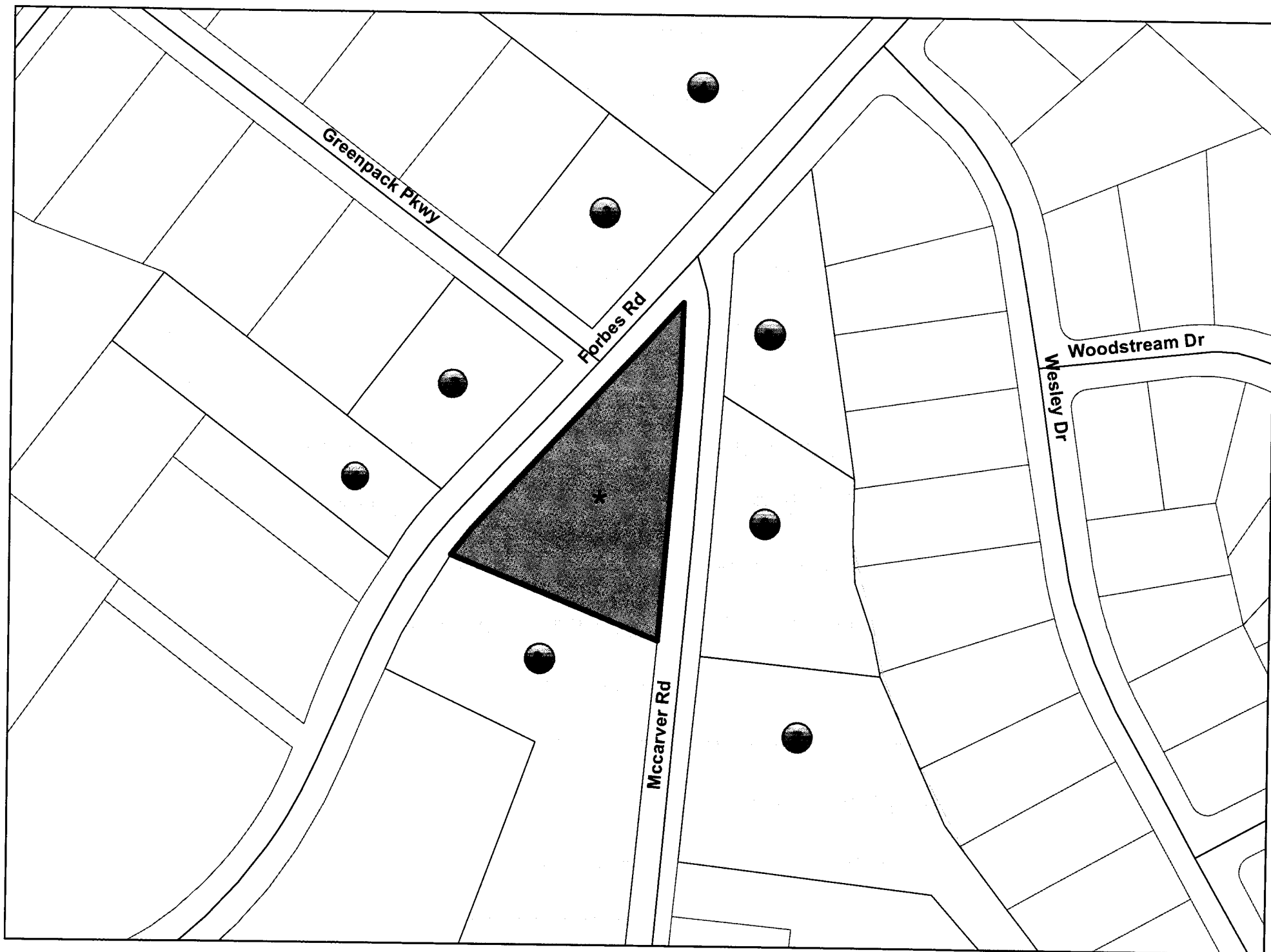
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Feet



- Area of Consideration
- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- CD/RS-8 Conditional District/Single Family 8,000 sq ft
- I-2 General Industrial
(Overlays not shown)

Application: Z22-13
Parcel(s): 246582
Request: (R-1)(US) to
(C-1)(US)

Map Date: 05/26/22



Z22-13 Subject and Adjacent Properties Map

[*] Area of consideration

Z22-13 OWNER & ADJACENT PROPERTY OWNER 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>
*	146582	GRINDSTAFF ROBERT CURTIS	GRINDSTAFF SUSAN COSTNER	4109 BELHAVEN FOREST DR	GASTONIA	NC	28056
1	146417	GRIGG ALAYNA J	GRIGG JOHN C	2707 FORBES RD	GASTONIA	NC	28056
2	146412	KEY RENTAL COMPANY LLC		1459 N ASPEN ST	LINCOLNTON	NC	28092
3	146441	GAYDIS ROBERT		1500 GREENPACK PKWY	GASTONIA	NC	28056
4	146442	FALLS BARRY WAYNE & OTHERS	FALLS RANDY BRYAN	4509 COACHWOOD LN	GASTONIA	NC	28056
5	146575	GROSS BRADLEY RYAN	MANN DANELLIA DEBORAH	123 MCCARVER RD	GASTONIA	NC	28056
6	146576	GROSS BRADLEY RYAN	MANN DANELLIA DEBORAH	123 MCCARVER RD	GASTONIA	NC	28056
7	146577	GROSS BRADLEY RYAN	MANN DANELLIA DEBORAH	123 MCCARVER RD	GASTONIA	NC	28056
8	205291	ACHESON D STARR		3333 AUDREY DRIVE	GASTONIA	NC	28054



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 22-258

Commissioner Worley - Building & Development Services - Zoning Map Change: Z22-13 Robert Curtis Grindstaff (Applicant); Property Parcel: 146582, Located at 2714 & 2718 Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay

STAFF CONTACT

Joseph B. Sciba - Director - 704-866-3970

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. Robert Curtis Grindstaff (Applicant); Rezone Parcel: 146582, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay. A public hearing was advertised and held on June 28, 2022 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on June 6, 2022, 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

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	AFraley	BHovis	KJohnson	TKelgher	TPhilbeck	RWorley	Vote
2022-170	06/28/2022	TP	BH	A	AB	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS