



TITLE: ZONING MAP CHANGE: REZ-24-06-29-00186 RACHEAL BLAKNEY AND AMANDA BELLMORE (APPLICANTS); PROPERTY PARCEL: 171733, LOCATED AT 220 BRENTWOOD LN., STANLEY, NC, REZONE FROM (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on August 27, 2024 by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 171733
Applicant(s): Racheal Blakney and Amanda Bellmore
Owner(s): Edward Leroy Blakney
Property Location: 220 Brentwood Ln., Stanley, NC
Request: Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (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 request for parcel 171733, located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay on July 29, 2024, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

Motion: Crane Second: Sadler Vote: 8-0
Aye: Brooks, Crane, Harris, Horne, Hurst, Marcantel, Sadler, Vinson
Nay: None
Absent: Houchard, 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	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-279	08/27/2024	BH	TK	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

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

Zoning Map Change: REZ-24-06-29-00186, Racheal Blakney and Amanda Bellmore (Applicants); Property Parcel: 171733, Located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay
Page 2

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 request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

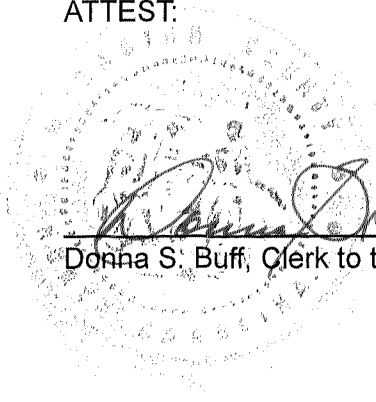
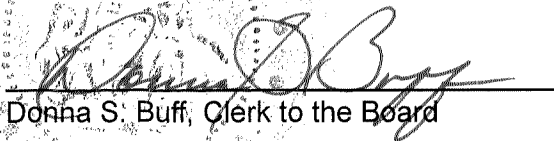
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 171733, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay.

- 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-24-06-29-00186)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-2) Single-Family Moderate Zoning District with the (US) Urban Standards overlay to the (R-3) Single-Family General Zoning District with the (US) Urban Standards overlay

Applicant(s):

Racheal Blakney and Amanda Bellmore

Property Owner(s):

Edward Leroy Blakney

Parcel Identification (PID):

171733

Property Location:

220 Brentwood Lane

Total Property Acreage:

1.74

Acreage for Map Change:

1.74

Current Zoning:

(R-2) Single-Family Moderate with (US) Overlay

Proposed Zoning:

(R-3) Single-Family General with (US) Overlay

Existing Land Use:

Previously residential

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront Gaston/Northeast Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, increased job opportunities, maintaining the rural “feel” of the area, and increased commercial opportunities.

Comprehensive Plan future Land Use: Rural

Rural: Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusiness. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.

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:

Public Road

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

The Gaston County TRC did not have any comments regarding this request. A letter from the GCLMPO has been included in the staff packet.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is in a residential area in the northern region of the county. The location is primarily residential in nature with different housing types and styles throughout the immediate vicinity.

If approved, any uses allowed in the (R-3) Single-Family General 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 July 29, 2024, and recommended approval of the request by a unanimous 8-0 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 as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-06-29-00186, 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 as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well.

These findings are supported by a 8 - 0 vote by the Gaston County Planning Board during its July 29, 2024, 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: **Z**

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

A. *APPLICANT INFORMATION

Name of Applicant: Racheal Blakney / Amanda Bellmore
(Print Full Name)
Mailing Address: 618 Oates Rd Gastonia, NC 28052 / 485 Jade Dr. Augusta, GA
(Include City, State and Zip Code) 30907
Telephone Numbers: 704-615-5454 / 321-662-0367
(Area Code) Business (Area Code) Home
Email: rblakney86@gmail.com / blakney82@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: Edward Blakney
(Print Full Name)
Mailing Address: 220 Brentwood Lane Stanley, NC 28164
(Include City, State and Zip Code)
Telephone Numbers: NA
(Area Code) Business (Area Code) Home
Email: blakney82@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 220 Brentwood Lane Stanley, NC 28164
Parcel Identification (PID): 471733
Acreage of Parcel: 1.74 +/- Acreage to be Rezoned: 1.74 +/- Current Zoning: R2
Current Use: Residential Proposed Zoning: R3

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: _____	Name of Property Owner: _____
Mailing Address: _____ (Include City, State and Zip Code)	Mailing Address: _____ (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) Edward Blakney hereby give Racheal Blakney and Amanda Bellmore consent to execute this proposed action.
(Name of Applicant)

Edward Blakney
(Signature)
Amanda Bellmore / R. Blakney
(Signature)

6-29-24
(Date)
6/29/24
(Date)

I, JACOB PEARCE, a Notary Public of the County of GASTON State of North Carolina, hereby certify that EDWARD BLAKNEY, AMANDA BELLMORE, RACHEAL BLAKNEY personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the 29TH day of JUNE

Jacob Pearce
Notary Public Signature

JACOB PEARCE
Notary Public
Gaston Co., North Carolina
My Commission Expires April 16, 2028
April 16, 2028
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.

Edward L. Blakney
Signature of Property Owner or Authorized Representative

6-29-24
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: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

- ☐ 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: _____

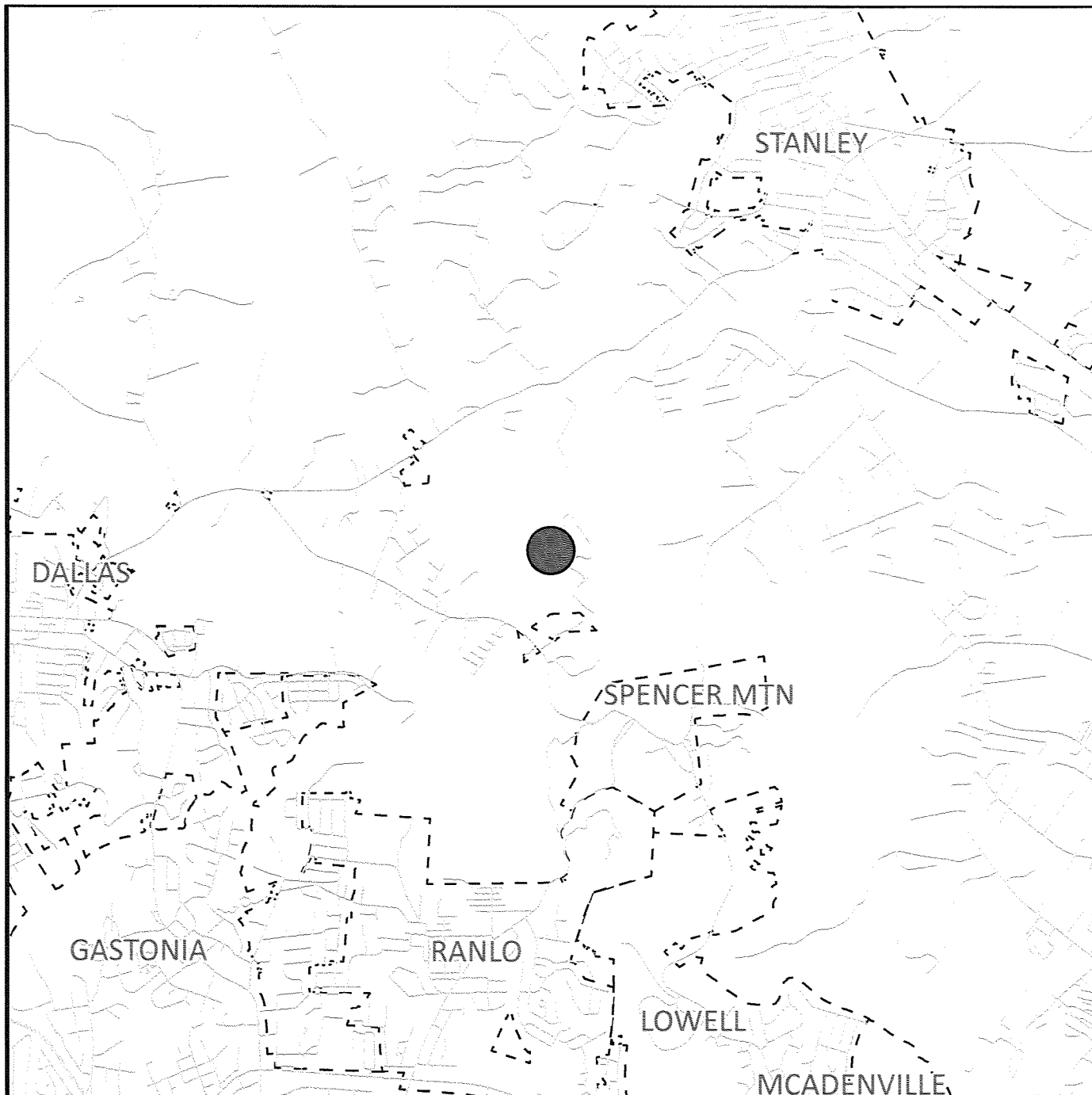
Commissioner's Decision: _____ Date: _____

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.

Uses Allowed In the (R-3) Zoning Jurisdiction

Abattoir Class 1	SPs	Convenience Store, Closed 12AM to 5AM	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs	Planned Unit Development (PUD)	u/CDs	Telecommunication Tower & Facilities	SPs
Animal Grooming Service for household pet (indoor kennels)	SP	Country Club	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs	Post Office	SP	Tourist Home	X
Animal Hospital (Outdoor kennel)	SPs	Day Care Center, Class A	Xs	Golf Course; Golf Driving Range; Golf Miniature	SPs	Private Residential Quarters (PRQ)	Xs	Tower and/or Station, Radio & Television Broadcast	SPs
Animal Hospital, (indoor kennel)	SPs	Day Care Center, Class B	Xs/SPs	Group Home	Xs	Produce Stand	Xs	Traditional Neighborhood Development (TND)	Xs/CDs
Animal Kennel	SPs	Day Care Center, Class C	SPs	Home Occupation, Customary	Xs	Race Track, Small	SPs	Upholstery Shop	SP
Animal Shelter	SPs	Dwelling, Manufactured Home Class A	X	Home Occupation, Rural	Xs	Recreation Center and Sports Center	SPs	Wood Waste Grinding Operation	SPs
Assisted Living Center	SPs	Dwelling, Manufactured Home Class B	X	Library	SP	Recycling Deposit Station, accessory	X	Zoo	SP
Automobile Hobbyist	Xs	Dwelling, Manufactured Home Class C	Es	Machine, Metal, Wood Working, Welding Shop	SPs	Recycling Deposit Station, principal use	SPs		
Automobile Repair Shop / Automobile, Truck Sales, Accessory	SPs	Dwelling, Manufactured Home Class D	Es	Manufactured Home Park	Es	Restaurant, within other facilities	Xs		
Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	SPs	Dwelling, Single Family	X	Marina, Accessory	Xs	Riding Stables	SPs		
Bed and Breakfast Inn	SPs	Dwelling, Two Family	Xs	Marina, Commercial	SP	Rodeo / Accessory Rodeo	SPs		
Bona Fide Farms	Xs	Essential Services Class 1	X	Maternity Home	Xs/SPs	School for the Arts	SP		
Botanical Garden	Xs	Essential Services Class 2	Xs	Military Reserve Center	SPs	School, Elementary & Middle (public & private)	Xs		
Camping and Recreational Vehicle Park	SPs	Essential Services Class 3	SP	Museum	SP	School, Senior High (public & private)	Xs		
Cemetery	SPs	Essential Services Class 4	Xs/SPs	Nursery (Garden)	SPs	Small House Community	SP		
Church / Place of Worship	Xs	Family Care Home	Xs/SPs	Nursing Home, Rest Home	SPs	Special Events Facility	SPs		
College / University	SP	Firing Range, Indoors, principal use	SPs	Paint Ball / Laser Tag Facility	SPs	Special Events Facility, Accessory	SPs		
Conference / Retreat / Event Center	SPs	Firing Range, Outdoors, principal use	SPs	Park	Xs/SPs	Stadium	Xs/SPs		
Continuing Care Facility	SPs	Fish Hatcheries	SP	Parking Lot	SPs	Taxidermy	X		
Contractor's Office	SP	Flex Space	Xs	Planned Residential Development (PRD)	Xs/CDs	Telecommunication Antennae & Equipment Buildings	Xs		



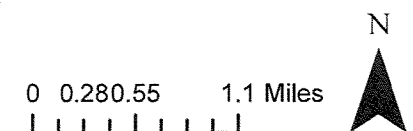
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-24-06-29-00186

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.





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-24-06-29-00186

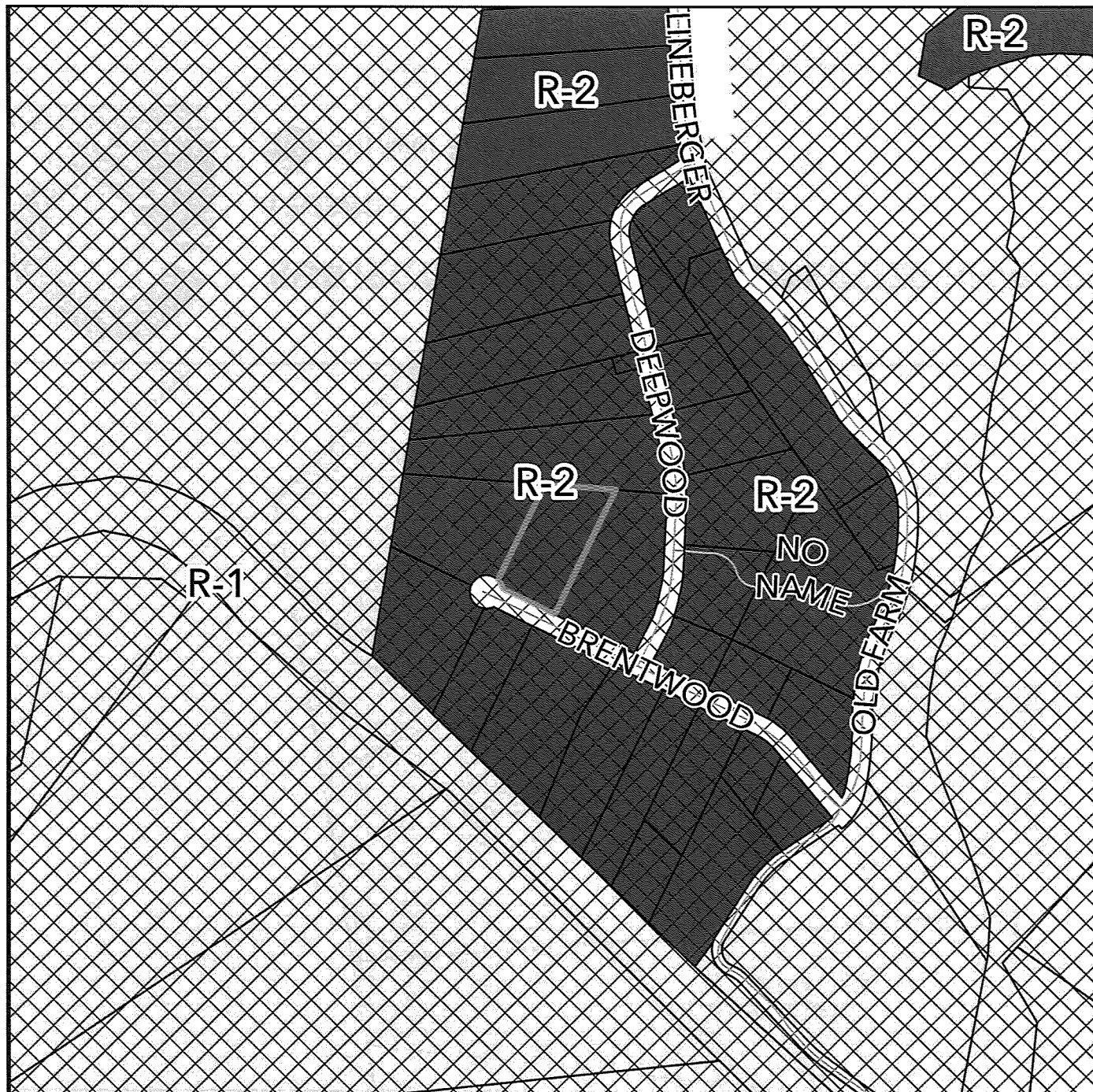
LEGEND

- Roads
- Municipalities
- Roads
- Parcels
- 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 0.01 0.02 0.04 Miles





ZONING MAP REZ-24-06-29-000186

LEGEND

— Roads

□ Parcels

ZONE TYPE

□ R-1

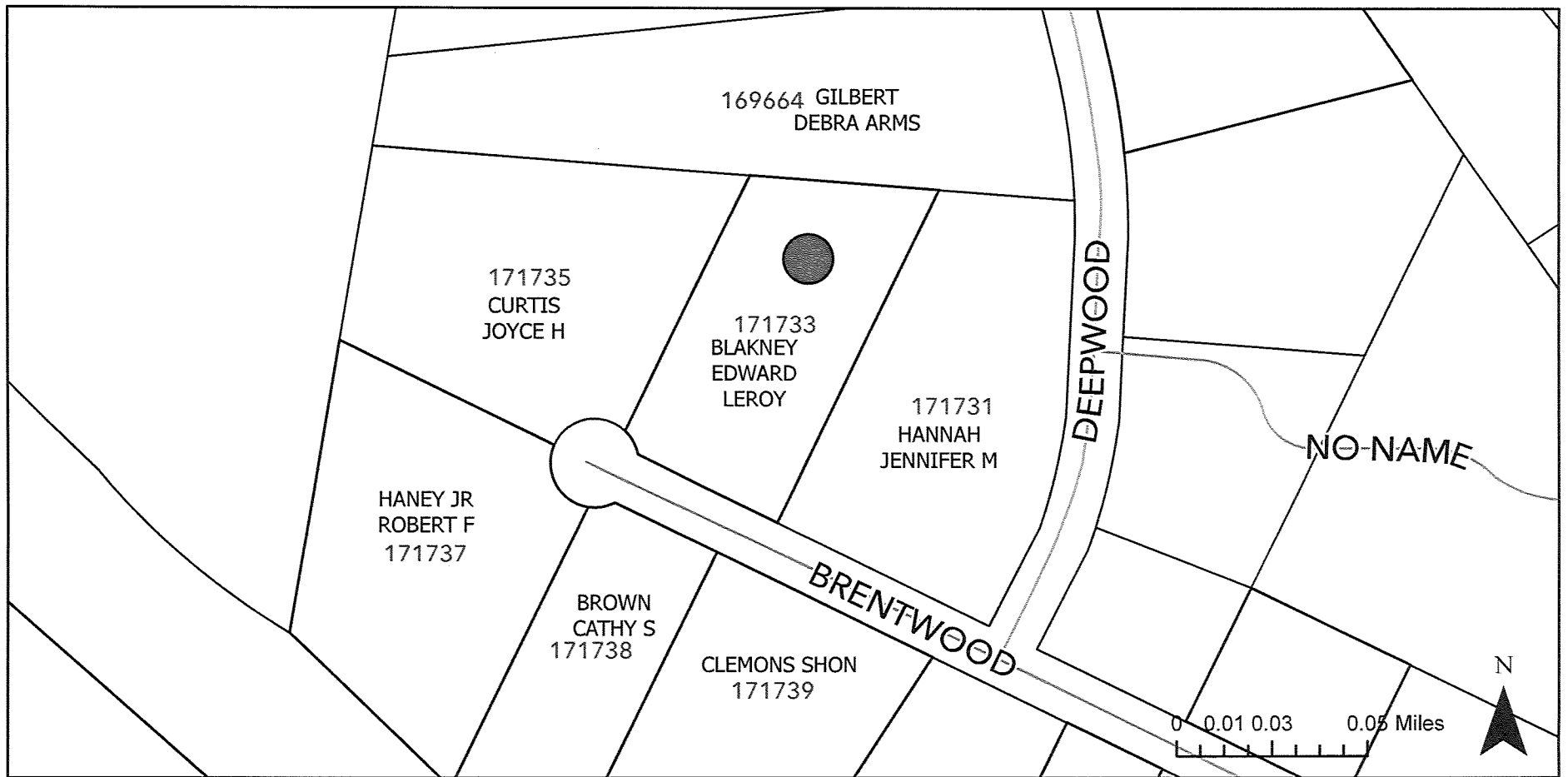
■ R-2

□ 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 0.030.06 0.11 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-06-29-00186

LEGEND

● 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.



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 Wiggins CZO, Planner II, Building & Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: July 15th, 2024
Subject: TRC Review for REZ-186 - 220 Brentwood Lane

Thank you for the opportunity to provide transportation comments on a propose rezoning located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic 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).

1. The proposed development is located at 220 Brentwood Lane, Stanley, NC, 28164. PID: 171733
 - A. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
 - B. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
 - C. 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.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 24-359

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-24-06-29-00186, Racheal Blakney and Amanda Bellmore (Applicants); Property Parcel: 171733, Located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay

STAFF CONTACT

Peyton Wiggins - 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. Racheal Blakney and Amanda Bellmore (Applicants); Property Parcel: 171733, Located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay. A public hearing was advertised and held on August 27, 2024, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on July 29, 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	CBrown	CCLoninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-279	08/27/2024	BH	TK	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

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