

Zoning Map Change: REZ-24-06-17-00184, Callie Hahn (Applicant); Property Parcel: 205179, Located at 110 Rayfield Dr., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- Grant the rezoning as requested.
- Grant the rezoning with a reduction of the area requested.
- Grant the rezoning to a more restrictive general zoning district or districts.
- Grant the rezoning with a combination of Subsections (b) and (c) above.
- 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 and maintain the rural "feel" of the community, as envisioned by the Rural Gaston area of the Comprehensive Land Use Plan.

The Commission considers this action to be reasonable or 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: 205179, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 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-24-06-17-00184)

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):

Callie Hahn

Property Owner(s):

Callie and David Hahn

Parcel Identification (PID):

205179

Property Location:

110 Rayfield Drive

Total Property Acreage:

0.96 acres

Acreage for Map Change:

0.96 acres

Current Zoning:

(R-1) Single-Family Limited

Proposed Zoning:

(R-2) Single-Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 1: Rural Gaston/Northwest 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, preservation of agriculture and maintaining the rural “feel” of the community, repurpose vacant buildings and facilities for new economic opportunities, and steer development towards existing infrastructure.

Comprehensive Plan future Land Use: 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 / North Carolina Department of Transportation

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

Included in Attachments

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

This property is in a residential area in the northwestern region of the county. The location is primarily residential, with different housing types and styles included. The site is currently vacant. Aerial photography shows that there used to be two single-wide manufactured homes on the lot in 2000. By 2005, the front home (110 Rayfield) was removed, and by 2007, the second structure (114 Rayfield) was removed.

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 MEETING DATE

Scheduled Meeting Date: July 29, 2024 – The Planning Board unanimously recommended approval of the request as presented.

Attachments: Application, Maps



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: Callie Hahn
(Print Full Name)
Mailing Address: 104 Rayfield Dr., Bessemer City, NC 28016
(Include City, State and Zip Code)
Telephone Numbers: 980-721-6578
(Area Code) **Business** (Area Code) **Home**
Email: crhahn@gaston.k12.nc.us

** 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: Callie Hahn
(Print Full Name)
Mailing Address: 104 Rayfield Dr., Bessemer City, NC 28016
(Include City, State and Zip Code)
Telephone Numbers: 980-721-6578
(Area Code) **Business** (Area Code) **Home**
Email: crhahn@gaston.k12.nc.us

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 110 Rayfield Dr., Bessemer City, NC 28016
Parcel Identification (PID): 205179
Acreage of Parcel: 0.9600 +/- Acreage to be Rezoned: 0.9600 +/- Current Zoning: _____
Current Use: _____ Proposed Zoning: R-2

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) |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div> (Signature) | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> (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) _____ 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.



Signature of Property Owner or Authorized Representative

06/17/2024

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

☐ 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: _____

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.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-06-17-00184, the planning board finds:

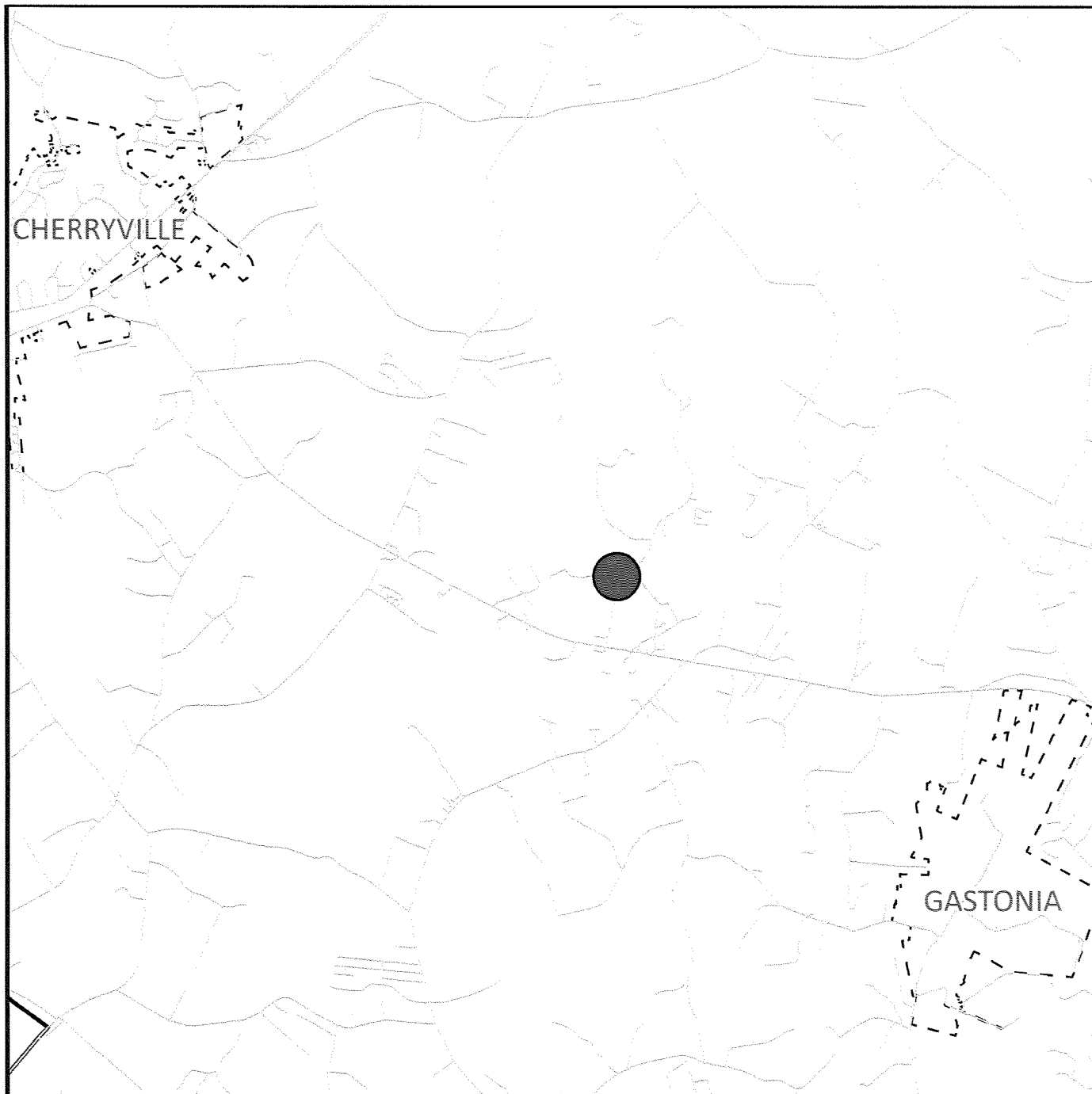
1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will keep the parcel residential in nature and maintain the rural “feel” of the community, as envisioned by the Rural Gaston area of the comprehensive land use plan.

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

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 | Es | Restaurant, within other facilities | Xs | Xs |
| Animal Hospital (Outdoor kennel) | SPs | Dwelling, Manufactured Home Class C | Es | Es | Marina, Accessory | Xs | Xs | Riding Stables | | SPs |
| Animal Hospital, (Indoor kennel) | SPs | Dwelling, Manufactured Home Class D | Es | Es | Marina, Commercial | CD | SP | Rodeo / Accessory Rodeo | | SPs |
| Animal Kennel | SPs | Dwelling, Single Family | X | X | Maternity Home | Xs/ SPs | Xs/SPs | School for the Arts | | SP |
| Automobile Hobbyist | Xs | Dwelling, Two Family | Xs | Xs | Military Reserve Center | | SPs | School, Elementary & Middle (public & private) | Xs | Xs |
| Bed and Breakfast Inn | SPs | Essential Services Class 1 | X | X | Museum | SP | SP | School, Senior High (public & private) | Xs | Xs |
| Bona Fide Farms | Xs | Essential Services Class 2 | Xs | Xs | Nursery (Garden) | | SPs | Small House Community | SP | SP |
| Botanical Garden | Xs | Essential Services Class 3 | | SP | Nursing Home, Rest Home | | SPs | Special Events Facility | SPs | SPs |
| Camping and Recreational Vehicle Park | SPs | Essential Services Class 4 | Xs/SPs | Xs/SPs | Paint Ball / Laser Tag Facility | SPs | SPs | Special Events Facility, Accessory | SPs | SPs |
| Cemetery | SPs | Family Care Home | Xs/SPs | Xs/SPs | Park | Xs/SPs | Xs/SPs | Stadium | Xs/SPs | Xs/SPs |
| Church / Place of Worship | Xs | Flex Space | Xs | Xs | Parking Lot | SPs | SPs | Taxidermy | X | X |
| College / University | SP | Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0 - 9,999sqft GFA | SPs | SPs | Planned Residential Development (PRD) | Xs/CDs | Xs/CDs | Telecommunication Antennae & Equipment Buildings | Xs | 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 | SPs |
| Continuing Care Facility | SPs | Golf Course; Golf Driving Range; Golf Miniature | SPs | SPs | Private Residential Quarters (PRQ) | Xs | Xs | Tourist Home | X | X |
| Country Club | SPs | Group Home | | Xs | Produce Stand | Xs | Xs | Tower and/or Station, Radio & Television Broadcast | SPs | SPs |
| Day Care Center, Class A | Xs | Home Occupation, Customary | Xs | Xs | Recreation Center and Sports Center | SPs | SPs | Traditional Neighborhood Development (TND) | Xs/CDs | Xs/CDs |
| Day Care Center, Class B | Xs/SPs | Home Occupation, Rural | Xs | Xs | Recycling Deposit Station, accessory | X | X | Wood Waste Grinding Operation | SPs | SPs |
| Day Care Center, Class C | SPs | Library | SP | SP | Recycling Deposit Station, principal use | SPs | SPs | Zoo | SP | SP |



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-24-06-17-00184

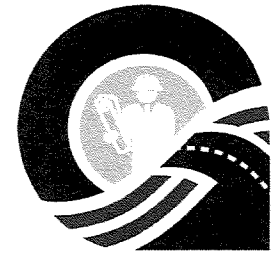
LEGEND

- Roads
- [- - -] Municipalities
- Subject Parcel

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0 0.280.55 1.1 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-24-06-17-00184

LEGEND

— Roads

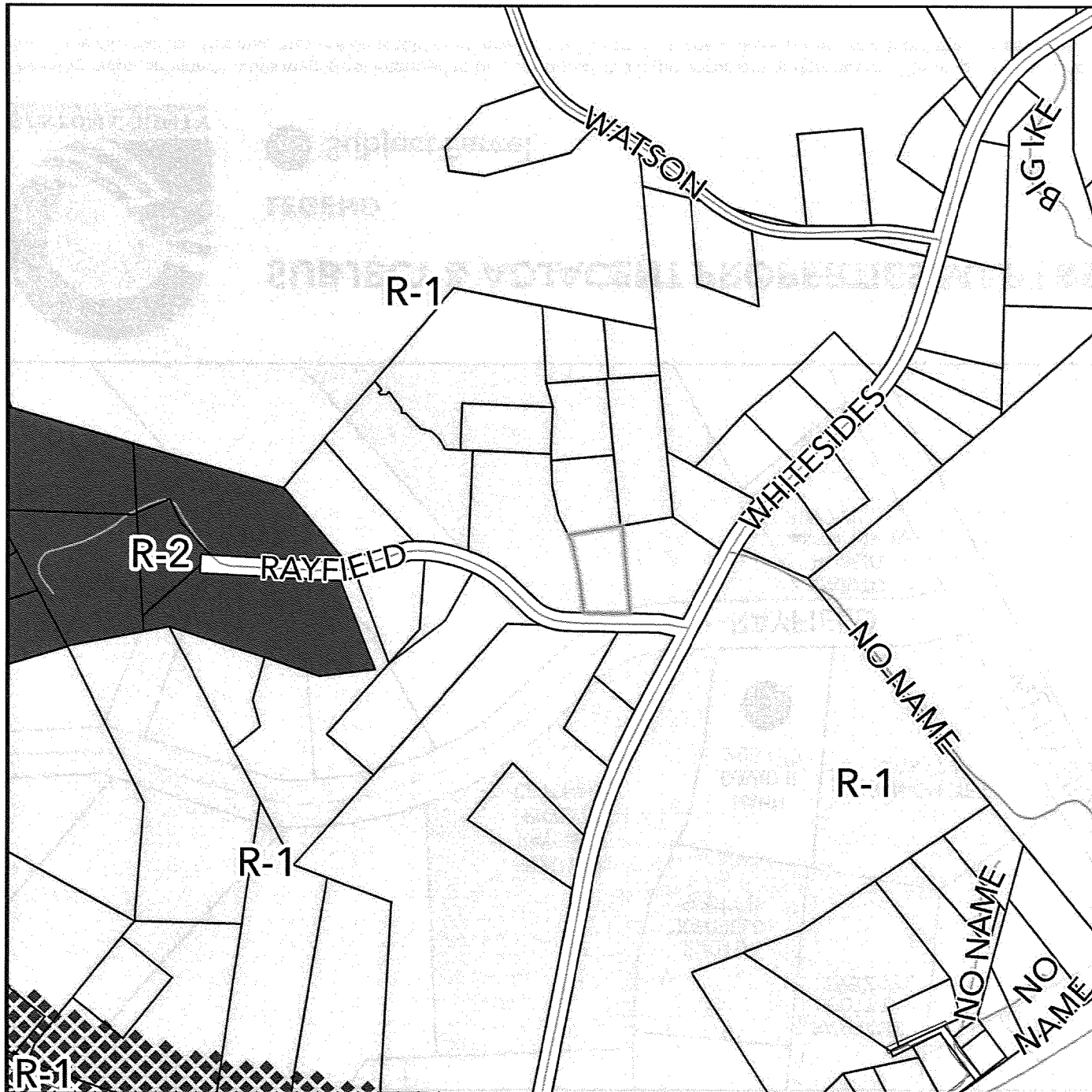
□ Parcels

□ Subject Parcel

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ZONING MAP REZ-24-06-17-00184

LEGEND

— Roads

□ Parcels

ZONE TYPE

□ R-1

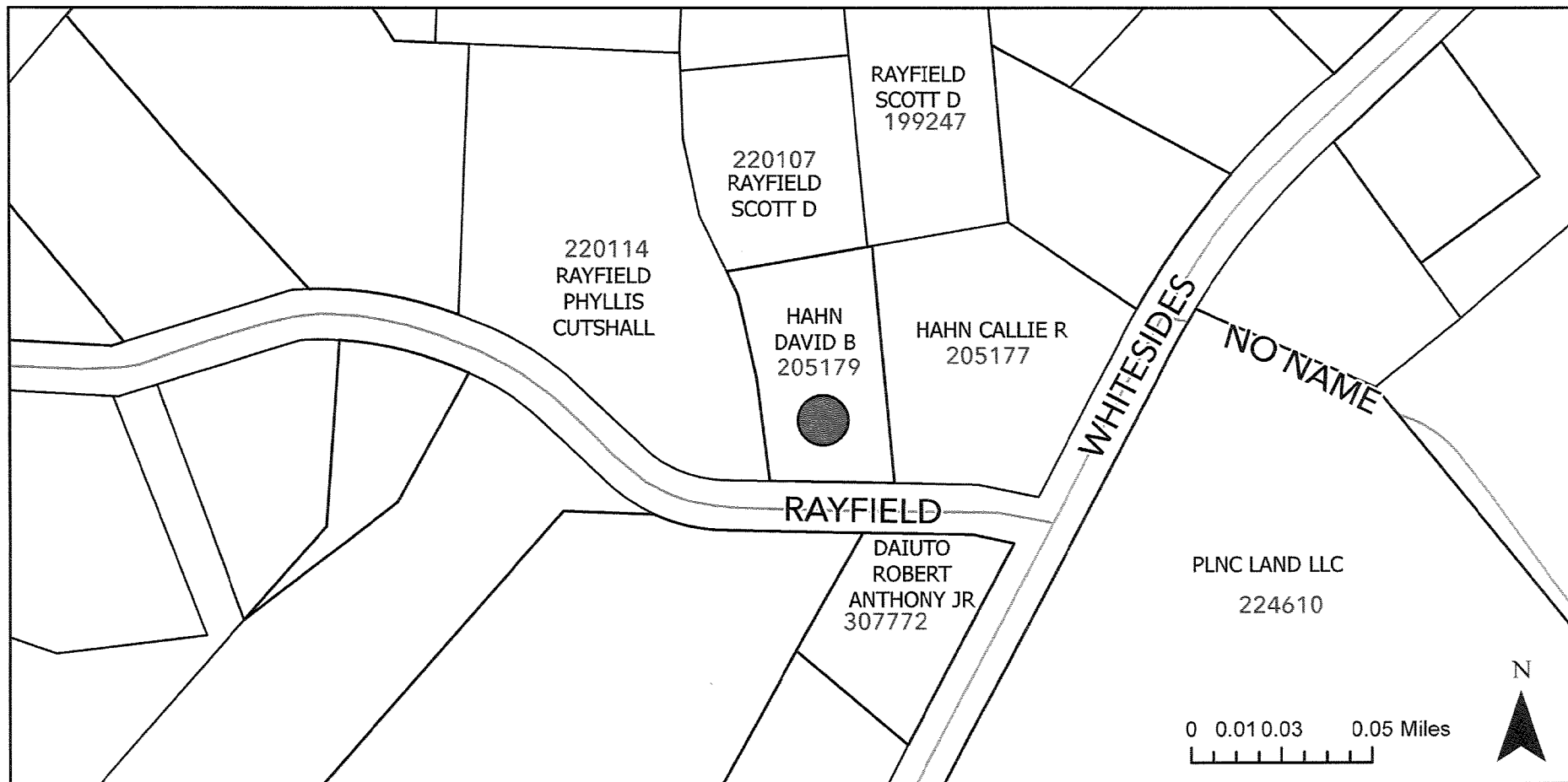
■ R-2

□ Subject Parcel

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0 0.030.06 0.12 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-06-17-00184

LEGEND

● Subject Parcel

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

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

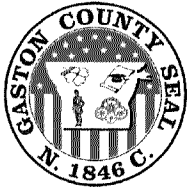
Memorandum

To: Peyton Wiggins CZO, Planner II, Building & Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: July 17th, 2024
Subject: TRC Review for REZ-184 - 110 Rayfield Drive

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 110 Rayfield Drive, Bessemer City, NC, 28016. PID: 205179
 - 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 #: 24-361

Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-24-06-17-00184, Callie Hahn (Applicant); Property Parcel: 205179, Located at 110 Rayfield Dr., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

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. Callie Hahn (Applicant); Property Parcel: 205179, Located at 110 Rayfield Dr., Bessemer City, 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 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 |
|----------|------------|----|----|--------|------------|---------|--------|----------|----------|---------|------|
| 2024-278 | 08/27/2024 | RW | TK | A | A | A | A | A | A | A | U |

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