



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-08 DEBBIE MURRAY (APPLICANT); PROPERTY PARCEL: 306699, LOCATED AT 335 CHESTNUT RIDGE ROAD, KINGS MOUNTAIN, NC, REZONE FROM THE (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 April 26, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 306699
Applicant(s): Debbie Murray
Owner(s): Debbie Murray
Property Location: 335 Chestnut Ridge Rd., Kings Mountain
Request: Rezone Parcel 306699 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: 306699, located at 335 Chestnut Ridge Road, Kings Mountain, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on April 4, 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 request is consistent with the Comprehensive Land Use Plan, the nature of the property would not change, and the proposed use is in harmony with the surrounding area.

Motion: Vinson Second: Hurst Vote: Unanimous
Aye: Hurst, Horne, Magee, Sadler, Vinson
Nay: None
Absent: Ally, Brooks, Harris, Houchard
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	BHowis	KJohnson	TKeigher	TPhillbeck	RWorley	Vote
2022-093	04/26/2022	TP	BH	A	AB	A	AB	A	A	A	U

DISTRIBUTION:

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Zoning Map Change: Z22-08 Debbie Murray (Applicant); Property Parcel: 306699, Located at 335 Chestnut Ridge Road, Kings Mountain, 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 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 future land use designation for the parcel is Rural. Rural areas are characterized as having plenty of open space with farmstead housing and opportunities for agribusiness. Residential homes tend to be on larger lots and are set back from the roads they front on. The proposed zoning going from (R-1) to (R-2) and the proposed residential use is consistent with the Comprehensive Land Use Plan and consistent with the surrounding area.

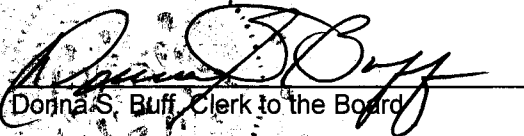
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 306699, is hereby approved, effective with the passage of this 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:



Dorina S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (Z22-08)

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):
Debbie Murray	Debbie Murray
Parcel Identification (PID):	Property Location:
306699	335 Chestnut Ridge Rd. in Kings Mountain
Total Property Acreage:	Acreage for Map Change:
1.06	1.06
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 2: Southwest Scenic Gaston
This area is home to Crowders Mountain State Park and the surrounding natural land. Access to the area is from Hwy 74 and Interstate 85. Key issues for citizens in the area include: preservation of open space, road improvements and better connectivity to the areas of the County, preservation of existing conditions while allowing low to moderate growth, repurposing vacant buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.
Comprehensive Plan Future Land Use: Rural
Rural areas are characterized as having plenty of open space with farmstead style housing and opportunities for agribusiness. Residential homes are located on large lots and set back from the roads they front on.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
None – Lot was recently created by subdivision
Road Maintenance:
North Carolina Department of Transportation

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

There are no funded transportation improvement projects in the immediate vicinity of this site. A proposed, however unfunded, minor road improvement to Chestnut Ridge Rd. is included in the MPO's Comprehensive Transportation Plan (CTP). The typical cross section for a two-lane road involves a minimum of 60' right-of-way, which is the current width of the existing right-of-way along Chestnut Ridge Rd.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner

This property is in a residential area in the western part of the county. The area is heavily residential and all properties on Chestnut Ridge are zoned residential. Staff finds that the proposed residential use is consistent with the Comprehensive Land Use Plan in in harmony with the surrounding area.

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

Scheduled Meeting Date: April 4, 2022

The Planning Board unanimously recommended approval of Z22-08 as it is consistent with the Comprehensive Land Use Plan, the nature of the property would not change, and the proposed use is in harmony with the surrounding area.

Attachments: Application, MPO Comments, Maps



GASTON COUNTY

Department of Planning & 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: Debbie Deaton Murray

(Print Full Name)

Mailing Address: 1531 Long Branch Rd. Grover, NC 28073

(Include City, State and Zip Code)

Telephone Numbers: (704)473-6632

(Area Code) Business

(Area Code) Home

Email: N/A debbie.murray52@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: _____

(Print Full Name)

Mailing Address: _____

(Include City, State and Zip Code)

Telephone Numbers: _____

(Area Code) Business

(Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Chestnut Ridge Rd. Adjacent to Longbow Rd.

Parcel Identification (PID): Proposed Lot 1

Acreage of Parcel: 1.06 +/- Acreage to be Rezoned: 1.06 +/- Current Zoning: R-1

Current Use: Vacant Building Lot Proposed Zoning: R-2

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: _____

Name of Property Owner: _____

Mailing Address: _____

Mailing Address: _____

(Include City, State and Zip Code)

(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) _____ 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.

Debbie Deaton Murray

 Signature of Property Owner or Authorized Representative

3-3-2022

 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.



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

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

Memorandum

To: Jamie Kanburoglu, Long Range Planner, Building and Development Services
From: Julio Paredes, Planner
Date: March 21, 2022
Subject: GCLMPO Rezoning Review – Chestnut Ridge Rd.

Thank you for the opportunity to provide comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at Chestnut Ridge Rd, Kings Mountain, NC, 28086. PID: 306699. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The GCLMPO 2050 Highway MTP does not include any proposed improvements to any streets adjacent to the subject property.
3. A proposed unfunded Minor Road Improvement to Chestnut Ridge Rd is included in the MPO's CTP. The typical cross section for a two-lane road involves a minimum of 60 ft. right-of-way. The existing right-of-way along Chestnut Ridge Rd is 60 ft.

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. If a project shown on the CTP becomes a funded project, NCDOT will acquire necessary right of way in compliance with 49 CRF Code of Federal Regulations as well as NC General Statutes.

4. 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.

R2 SINGLE FAMILY MODERATE

(1) Uses allowed by right:

Dwelling, Manufactured Home Class A; Dwelling, Single-Family; Essential Services, Class 1; Recycling Deposit Station, Accessory; Taxidermy.

(2) Uses allowed by right with supplemental regulations:

Automobile Hobbyist; Bona Fide Farms; Botanical Gardens; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Dwelling, Two Family; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Group Home; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marinas, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Restaurant, within other facilities; Schools, Elementary and Junior High (Public and Private); School, Senior High (Public and Private); Stadium; Telecommunication Antennae and Equipment Buildings; Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:

Animal Grooming Service for household pet (Indoor Kennels); College/University; Essential Services Class 3; Library; Marina, Commercial; Museum; School for the Arts; Upholstery Shop; Zoo.

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

Animal Hospital (Outdoor Kennel); Animal Hospital (Indoor Kennel); Animal Kennel; Bed and Breakfast Inn; Camping and Recreational Vehicle Park; Cemetery; Continuing Care Facility; Country Club; Day Care Center, Class B; Day Care Center, Class C; Essential Services Class 4; Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999sf GFA; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000sf GFA; Golf Course; Golf Driving Range; Golf Miniature; Maternity Home; Military Reserve Center; Nursery (Garden); Nursing Home, Rest Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Riding Stables; Rodeo/Accessory Rodeo; Stadium; Tower and/or Station, Radio and Television Broadcast; 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:

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

(8) By Special exception: None

(9) By Special exception with supplemental regulations:




Family Care Home



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

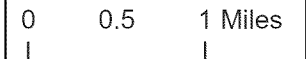
VICINITY MAP
Z22-08

LEGEND

-  Roads
-  Municipalities
-  Area of Consideration

Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

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 North Carolina General Statute 132-10.







GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
Z22-08

LEGEND

-  Subject Area
-  Property Parcels

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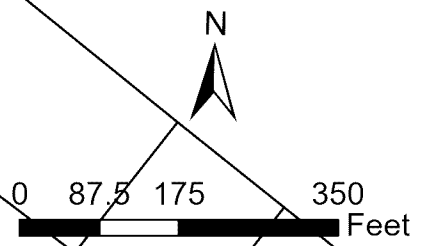
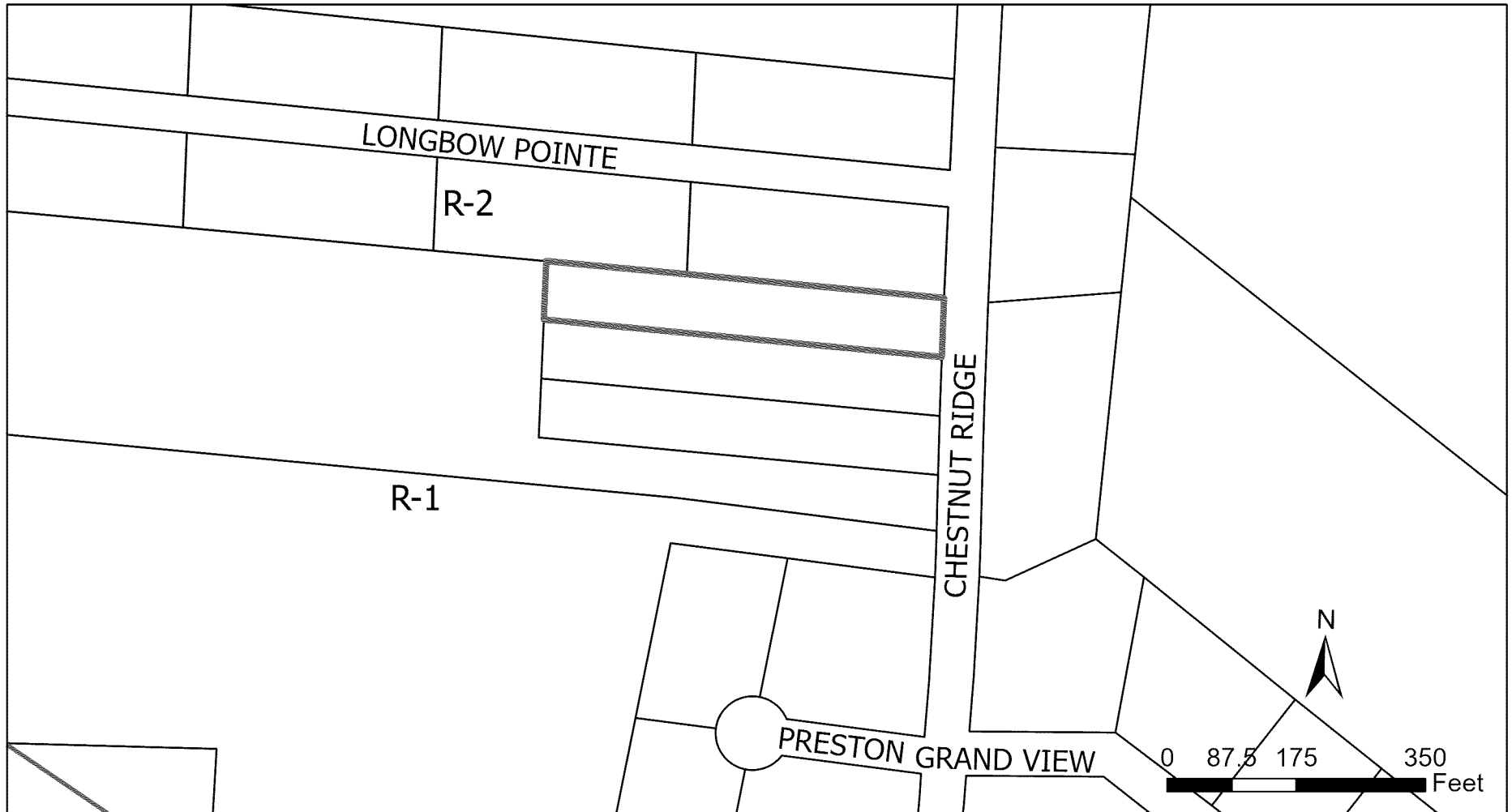
Property parcels, zoning, transportation, and other map information were compiled from one of more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

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This map is for zoning purposes only - Not to be used for conveyance.



FOR DISPLAY PURPOSES ONLY -- NOT TO BE USED FOR CONVEYANCE



ZONING REVIEW MAP




Application Z22-08
 Tax ID: 306699
 Request: General Rezoning
 From: (R-1)
 To: (R-2)

Map Date: 03/18/2022



Gaston County UDO

ZONE TYPE

-  R-1
-  R-2
-  Subject Parcel

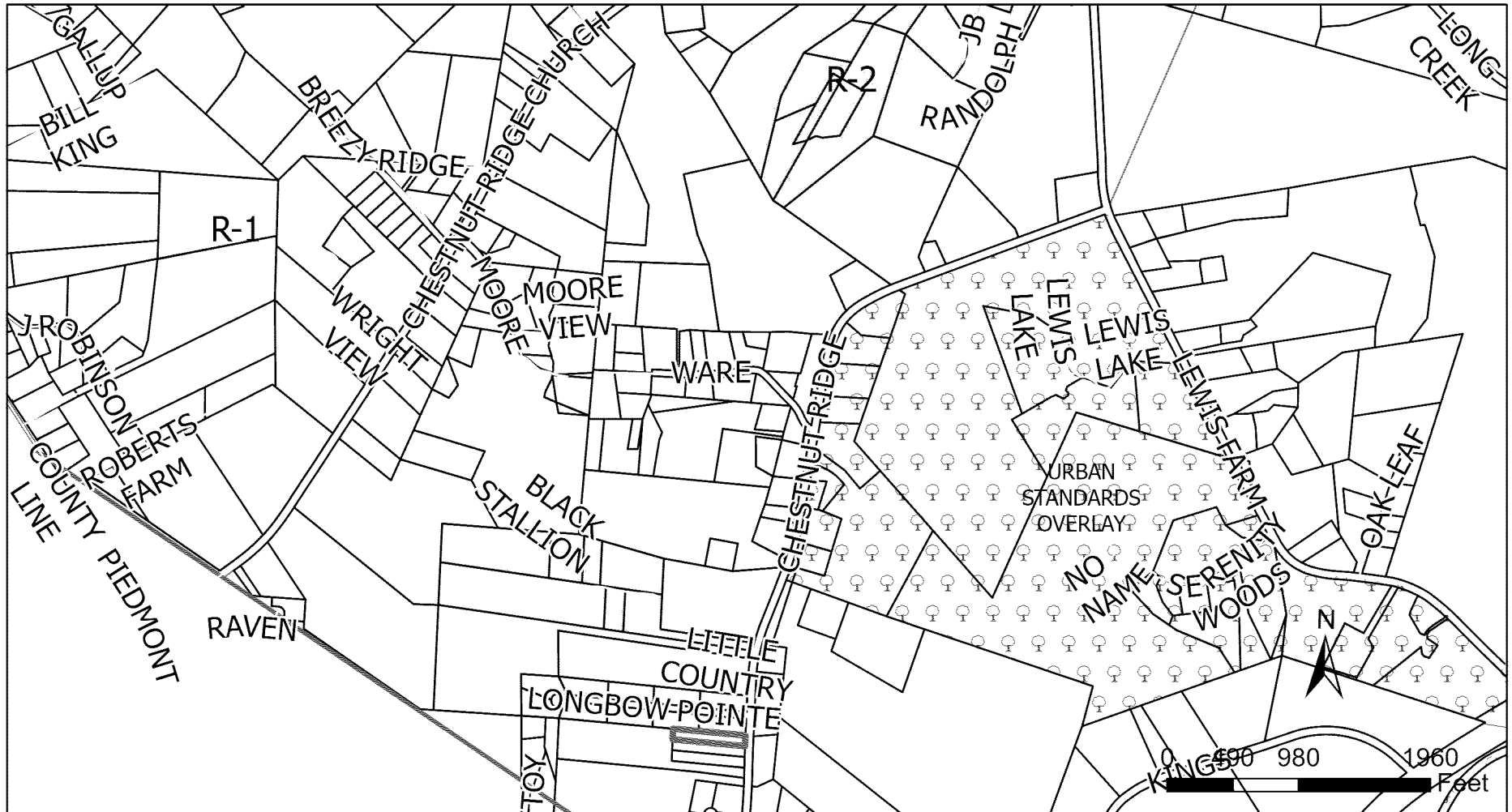
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ZONING REVIEW MAP


Application Z22-08
 Tax ID: 306699
 Request: General Rezoning
 From: (R-1)
 To: (R-2)

Map Date: 03/18/2022



Gaston County Overlays

TYPE


 US OVERLAY

Gaston County UDO

ZONE TYPE

 R-1

 R-2

 Subject Parcel

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Z22-08 Subject and Adjacent Properties Map
See reverse side or next page for listing of property owners.

 SUBJECT PROPERTY

Z22-08 Subject and Adjacent Properties

NO:	PARCEL	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
*	306699	DEBBIE MURRAY		1535-1 LONGBRANCH RD	GROVER	NC	28073
1	152499	WOOD BRIAN L		3815 SOUTH NINE DR	VALRICO	FL	33596
2	152500	WALLACE CHRISTOPHER DAVID	WALLACE RILEY LIEN	322 CHESTNUT RIDGE RD	KINGS MOUNTAIN	NC	28086
3	306700	DEATON MARK ANTHONY	DEATON CAROLYN	1535 LONGBRANCH RD	GROVER	NC	28073
4	306697	DEATON MARK ANTHONY	DEATON CAROLYN	1535 LONGBRANCH RD	GROVER	NC	28073
5	306698	COBB SHIRLEY O		1535 LONGBRANCH RD	GROVER	NC	28073
6	152485	HARTIS CLARENCE VERNON		5021 LONGBOW POINTE	KINGS MOUNTAIN	NC	28086
7	152478	BLALOCK GORDON KENT	BLALOCK AMELIA S	5005 LONGBOW PT	KINGS MTN	NC	28086



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 22-125

Commissioner Hovis - Building & Development Services - Zoning Map Change: Z22-08 Debbie Murray (Applicant); Property Parcel: 306699, Located at 335 Chestnut Ridge Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

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. Debbie Murray (Applicant); Rezone Parcel: 306699, 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 April 26, 2022 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on April 4, 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	AFrale	BHovis	KJohnson	TKelgher	TPhilbeck	RWorley	Vote
2022-093	04/26/2022	TP	BH	A	AB	A	AB	A	A	A	U

DISTRIBUTION:

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