



**RESOLUTION TITLE: ZONING MAP CHANGE: Z22-21 FEDERICO PINTO (APPLICANT);  
PROPERTY PARCEL: 307281, LOCATED AT 164 CLARKS GAP,  
CROUSE, 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 August 23, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 307281  
Applicant(s): Federico Pinto  
Owner(s): Federico Pinto and Kevin Pinto  
Property Location: 164 Clarks Gap, Crouse, NC  
Request: Rezone from (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: 307281, located at 164 Clarks Gap, Crouse, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on August 1, 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 zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will keep the subject parcel residential in nature as envisioned by the rural future land use designation for the lot. Rural areas are characterized as having residential homes on large lots that are setback from main roads. The proposed district will also allow for the preservation of open space as envisioned for the Rural Gaston Area of the County.

Motion: Houchard Second: Brooks Vote: 5-1  
Aye: Ally, Brooks, Harris, Houchard, Vinson  
Nay: Horne  
Absent: Hurst, Magee, Sadler  
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 | AFraley | BHovis | KJohnson | TKeigher | TPhillbeck | RWorley | Vote |
|----------|------------|----|----|--------|---------|--------|----------|----------|------------|---------|------|
| 2022-237 | 08/23/2022 | AF | 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: Z22-21 Federico Pinto (applicant); Property Parcel: 307281, located at 164 Clarks Gap, Crouse, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

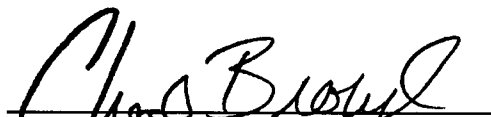
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NOW, THEREFORE, BE IT RESOLVED by the County Commission, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will keep the subject parcel residential in nature as envisioned by the rural future land use designation for the lot. Rural areas are characterized as having residential homes on large lots that are setback from main roads. The proposed district will also allow for the preservation of open space as envisioned for the Rural Gaston Area of the County.

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: 307281, 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 (Z22-21)

## 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):**

Federico Pinto

**Property Owner(s):**

Federico Pinto and Kevin Pinto

**Parcel Identification (PID):**

307281

**Property Location:**

164 Clarks Gap, Crouse

**Total Property Acreage:**

1 acre

**Acreage for Map Change:**

1 acre

**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, repurposing vacant buildings and facilities for new economic opportunities, and steering development towards existing infrastructure

**Comprehensive Plan future Land Use: Rural**

Rural areas are characterized as having plenty of open space with farmstead style housing and plenty of open space and agribusiness. Residential homes are located on large lots and are set back from the roads they front upon. This is the default designation for the 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:**

Clarks Gap is a private easement

**Technical Review Committee (TRC) comments:**From Gaston Cleveland Lincoln Metropolitan Planning Organization:

There are no funded transportation improvement projects in the immediate vicinity of this site on the STIP, the MTP, or the CTP.

From Health Department:

A well permit was issued in 2020. There is no application on file for a septic permit.

**STAFF SUMMARY****Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner**

This property is in a residential area in the northern region of the county. It is heavily surrounded by residential lots with a few general commercial zoned lots to the west and southwest. The 2022 orthophoto collection shows a mix of single and double wide manufactured housing in the area as well as some site-built homes. This parcel was created through the minor subdivision process back in April of this year. The lot is surrounded by a larger parcel that is owned by the applicant. The applicant did not want to rezone the entire parcel and intends to keep the larger parcel as a working farm. The applicant has secured a well and the builder has stated that he has a septic permit from the Health Department. Staff finds that the request is consistent with the vision of the Comprehensive Land Use Plan as it will keep the subject parcel rural in nature which is the future land use designation for this area. The proposed use also meets the goals of the Rural Gaston area as well as the rezoning would continue preservation of open space and maintaining the rural “feel” of the community.

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).

The following table shows the difference in Residential Uses allowed in the (R-1) and (R-2) zoning districts.

| <b><u>Residential Uses Allowed in (R-1) and (R-2) Districts</u></b> | <b>R-1</b> | <b>R-2</b> |
|---------------------------------------------------------------------|------------|------------|
| Camping and Recreational Vehicle Park                               |            | SPs        |
| Dwelling, Manufactured Home Class A                                 |            | X          |
| Dwelling, Manufactured Home Class B                                 |            |            |
| Dwelling, Manufactured Home Class C                                 | Es         | Es         |
| Dwelling, Manufactured Home Class D                                 | Es         | Es         |
| Dwelling, Mixed Use                                                 |            |            |
| Dwelling, Single Family                                             | X          | X          |
| Dwelling, Two Family                                                | Xs         | Xs         |
| Family Care Home                                                    | Xs/SPs     | Xs/SPs     |
| Group Home                                                          |            | Xs         |
| Manufactured Home Park                                              | Es         | Es         |
| Multi Family Development                                            |            |            |
| Planned Residential Development (PRD)                               | Xs/CDs     | Xs/CDs     |
| Private Residential Quarters (PRQ)                                  | Xs         | Xs         |
| Residential Infill Development                                      |            |            |
| Small House Community                                               | SP         | SP         |
| Traditional Neighborhood Development (TND)                          | Xs/CDs     | Xs/CDs     |

*X = Allowed by Right, E = Existing Use subject to additional regulations, SP = Special Use Permit Required, CD = Conditional Rezoning Required, s = supplemental regulations*

## PLANNING BOARD RECOMMENDATION

### **Scheduled Meeting Date: August 1, 2022**

The Planning Board recommended approval of the request (5-1) as the proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will keep the subject parcel residential in nature as envisioned by the rural future land use designation for the lot. Rural areas are characterized as having residential homes on large lots that are set back from main roads. The proposed district will also allow for the preservation of open space as envisioned for the Rural Gaston area of the County.

**Attachments: Application and 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: FEDERICO PINTO  
(Print Full Name)  
Mailing Address: 164 CLARK GAP DR. GROUND 28033  
(Include City, State and Zip Code)  
Telephone Numbers: 704 441-3318  
(Area Code) Business (Area Code) Home  
Email: EPatroncito@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: FEDERICO PINTO  
(Print Full Name)  
Mailing Address: 164 CLARK GAP DR. GROUND, NC. 28033  
(Include City, State and Zip Code)  
Telephone Numbers: 704-441-3318  
(Area Code) Business (Area Code) Home  
Email: EPatroncito@gmail.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 164 CLARK GAP DR.  
GROUND N.C. 28033  
Parcel Identification (PID): 307281  
Acreage of Parcel: 1 +/- Acreage to be Rezoned: 1 +/- Current Zoning: R1  
Current Use: FARM Proposed Zoning: R-2

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

|                                                                                                          |                                                              |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Name of Property Owner: <u>FEDERICO PINTO</u>                                                            | Name of Property Owner: _____                                |
| Mailing Address: <u>164 CLARK GAP DR</u><br><u>GROUND NC 28033</u><br>(Include City, State and Zip Code) | Mailing Address: _____<br>(Include City, State and Zip Code) |
| Telephone: <u>704-441-3318</u><br>(Area Code)                                                            | Telephone: _____<br>(Area Code)                              |
| Parcel: <u>307281</u><br>(If Applicable)                                                                 | Parcel: _____<br>(If Applicable)                             |
| <u>Federico Pinto</u><br>(Signature)                                                                     | <u>Federico Pinto</u><br>(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.

\_\_\_\_\_  
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

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Date Received: 7-22-22 Application Number: \_\_\_\_\_ Fee: 791.<sup>00</sup>

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.

# 36642



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

## VICINITY MAP Z22-21

### 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.



0 1 2 Miles

A horizontal scale bar with vertical tick marks at the 0, 1, and 2-mile points.





**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

## ORTHOPHOTO MAP Z22-21

### LEGEND

-  Subject Area
-  Property Parcels

This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests.

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.



0 500  
Feet

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



## ZONING REVIEW MAP



Application: Z22-21  
Tax ID: 307281  
Request: General Rezoning  
From: (R-1) Single Family Limited  
To: (R-2) Single Family Moderate

Map Date: 7/22/22

## Gaston County UDO

### ZONE TYPE

-  C-3
-  R-1
-  R-2
-  R-3
-  Subject Parcel

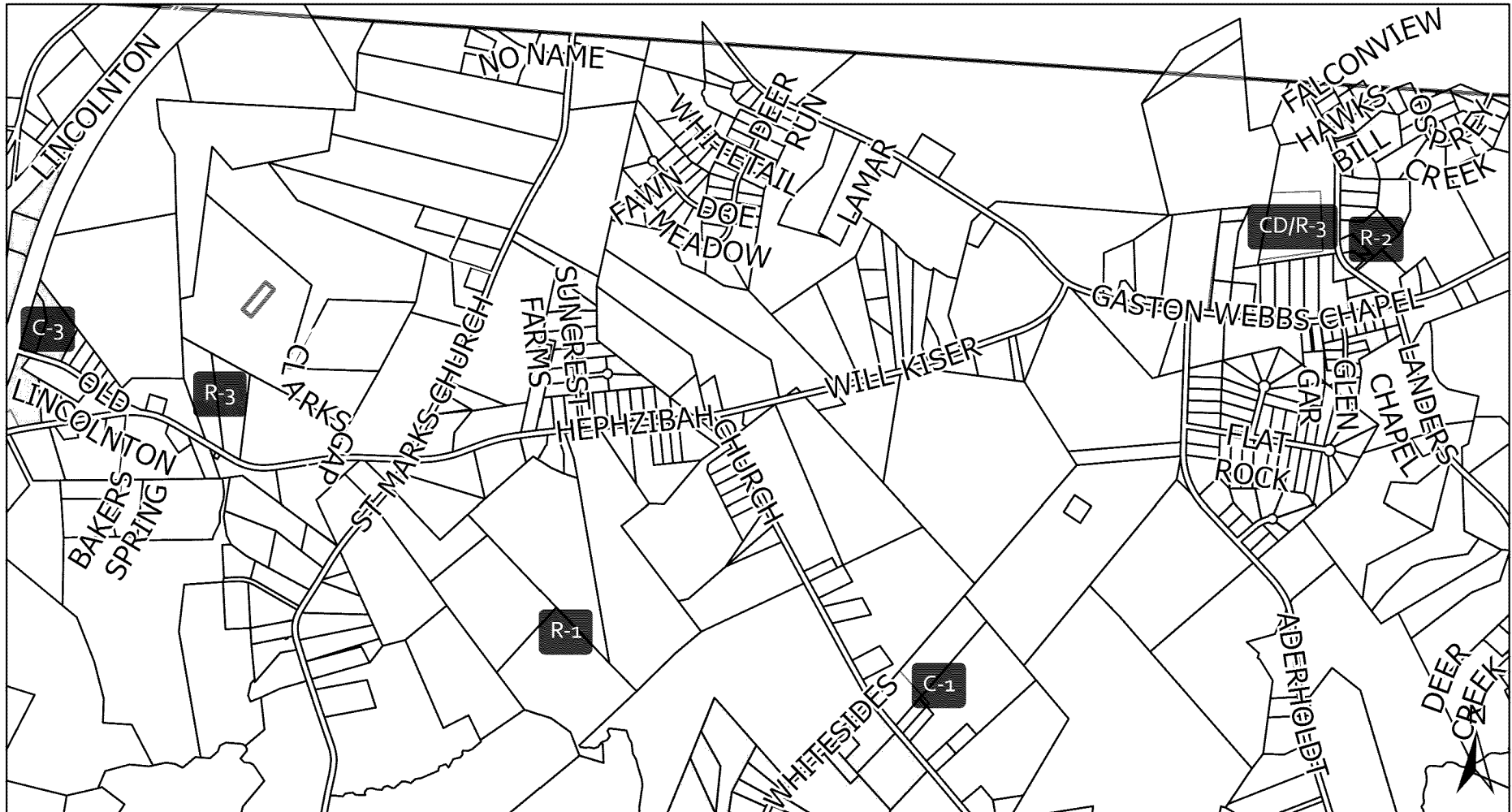
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## ZONING REVIEW MAP



Application: Z22-21  
Tax ID: 307281  
Request: General Rezoning  
From: (R-1) Single Family Limited  
To: (R-2) Single Family Moderate

Map Date: 7/22/22

### Gaston County UDO

#### ZONE TYPE

- C-1
- C-3

- CD/R-3
- R-1
- R-2
- R-3
- Subject Parcel

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# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services Board Action

File #: 22-321

Commissioner Fraley - Building & Development Services - Zoning Map Change: Z22-21 Federico Pinto (Applicant); Property Parcel: 307281, Located at 164 Clarks Gap, Crouse, 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. Federico Pinto (Applicant); Rezone Parcel: 307281, 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 23, 2022 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on August 1, 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 |
|----------|------------|----|----|--------|---------|--------|----------|----------|-----------|---------|------|
| 2022-237 | 08/23/2022 | AF | TK | A      | A       | A      | A        | A        | A         | A       | U    |

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