



RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-04-19-00150 LINDA GERESSY (APPLICANT); PROPERTY PARCEL: 190582 (NEW 309981, 309982), LOCATED AT 4536 S NEW HOPE RD., GASTONIA, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS & (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS & (CH) CORRIDOR HIGHWAY OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on June 13, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 190582 (new 309981, 309982)
Applicant(s): Linda Geressy
Owner(s): Linda Geressy
Property Location: 4536 S New Hope Rd., Gastonia
Request: Rezone from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays

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 190582 (new 309981, 309982), located at 4536 S New Hope Rd., Gastonia, NC, from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays on June 5, 2023 based on: staff recommendation; and that the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as this land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. Key issues for citizens in this area include: Road improvements and better connectivity to other areas of the County and throughout the region. Maintaining enhanced quality of life. This is designated as Suburban Development

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
2023-187	06/13/2023	RW	BH	A	A	A	A	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

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

GASTON COUNTY REZONING APPLICATION (REZ-23-04-19-00150)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway overlays.	
Applicant(s):	Property Owner(s):
Linda Geressy	Linda Geressy
Parcel Identification (PID):	Property Location:
190582 (new parcels 309981 & 309982)	4536 S New Hope Rd
Total Property Acreage:	Acreage for Map Change:
3.13	3.13
Current Zoning:	Proposed Zoning:
R-1 w/ US & CH overlays	R-2 w/ US & CH overlays
Existing Land Use:	Proposed Land Use:
Double wide manufactured home	Residential

COMPREHENSIVE LAND USE PLAN
Area 4: The Garden Gaston / Southeast Gaston area
This land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. Key issues for citizens in this area include: Road improvements and better connectivity to other areas of the County and throughout the region. Maintaining enhanced quality of life.
Comprehensive Plan future Land Use:
Suburban Development –consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center.
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:
Private 20ft easement driveway coming off the North Carolina Department of Transportation Street

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

According to the 2020-2029 STIP, the project U-5821: widening N.C. 279 to a four-lane divided facility and adding a multi-use path on both sides of N.C. 279 will have an impact on the vicinity of this site.

U-5821 is scheduled for ROW acquisition in FY 2023 and construction beginning in FY2026. NCDOT will be contacting the property owner for any needed right-of-way for this widening project.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in a mixed-use area in the southeastern region of the county on S New Hope Road just north of Armstrong Ford Road. The location is residential of varying home styles and a mix of commercial uses from offices to restaurants and churches.

The owner has an existing double-wide manufacture home on the parcel. They are wanting to subdivide for a family member to place a home on the new parcel. This rezoning will bring the current home into conformity and allow for the family member to have an option on home types on their new parcel.

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

Meeting Date: June 5, 2023 – Recommendation to approve as presented based on The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as this land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. Key issues for citizens in this area include: Road improvements and better connectivity to other areas of the County and throughout the region. Maintaining enhanced quality of life. This is designated as Suburban Development which consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Vote 8 to 0 in favor of the motion.

Attachments: Application, Maps



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-23-04-19-00150, 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 this land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. Key issues for citizens in this area include: Road improvements and better connectivity to other areas of the County and throughout the region. Maintaining enhanced quality of life. This is designated as Suburban Development which consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center.

These findings are supported by a 8 - 0 vote by the Gaston County Planning Board during its June 5, 2023, meeting.



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) 866-3195
Fax: (704) 866-3966

GENERAL REZONING APPLICATION

Application Number: REZ-23-04-19-00150

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

A. *APPLICANT INFORMATION

Name of Applicant: Linda Geressy

(Print Full Name)

Mailing Address: 4536 S New Hope Rd, Gastonia, NC 28056

(Include City, State and Zip Code)

Telephone Numbers:

704-718-7144

(Area Code) Business

(Area Code) Home

Email: m.geressy@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: Linda Geressy

(Print Full Name)

Mailing Address: 4536 S New Hope Rd, Gastonia, NC 28056

(Include City, State and Zip Code)

Telephone Numbers:

704-718-7144

(Area Code) Business

(Area Code) Home

Email: m.geressy@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 4536 S New Hope Rd, Gastonia, NC 28056

Parcel Identification (PID): 190582

Acreage of Parcel: 3.13 +/- Acreage to be Rezoned: 3.13 +/- Current Zoning: Residential 1 w/ US & CH

Current Use: Residential

Proposed Zoning: Residential 2 w/ US & CH

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)

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

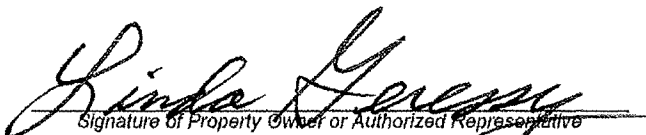
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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

4-19-2023
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: 04/19/2023 Application Number: REZ-23-04-19-00150 Fee: \$785

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: June 27, 2023

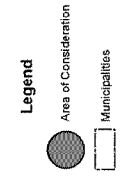
Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

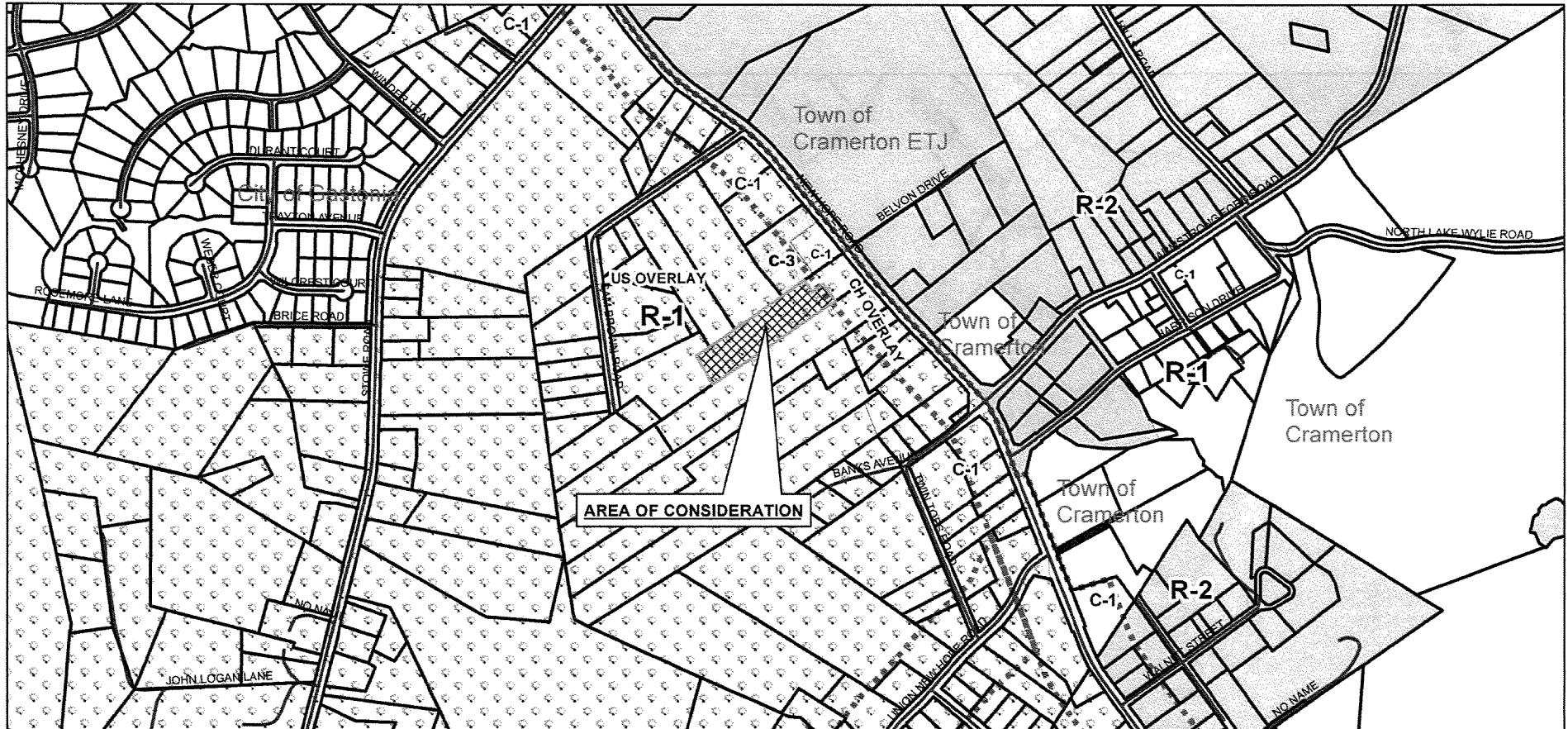
Mission Statement

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.

REZ-23-04-19-00150 Vicinity Map



REZ-23-04-19-00150 Zoning Map



Legend

	Area of Consideration
R-1	Single Family Limited
C-1	Light Commercial
US	Urban Standard Overlay
R-2	Single Family Moderate
C-3	General Commercial
CH	Corridor Highway Overlay

REZ - 23-04-19-00150

Applicant: Linda Geressy
Owner: Linda Geressy

PID: 190582

Existing Zoning: R-1/US/CH

Proposed Zoning: R-2/US/CH

Map Date: 4/19/23

This map was prepared by the County of Gaston, North Carolina, and is subject to the terms and conditions of the contract for its preparation. The County of Gaston, North Carolina, is not responsible for any errors or omissions on this map. The County of Gaston, North Carolina, is not responsible for any errors or omissions on this map. The County of Gaston, North Carolina, is not responsible for any errors or omissions on this map.




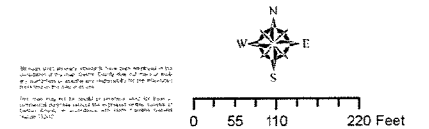
0 180 360 720 Feet

REZ-23-04-19-00150 Aerial Map



Legend

 Area of Consideration



REZ-23-04-19-00150 Aerial Map



Legend



Area of Consideration



For those who are interested in the history of the book, the following information is provided. The book was written by the author, who is a member of the American Psychological Association. The book is a collection of essays, and it is intended for a general audience. The book is available in both print and electronic formats. The book is available for purchase from the publisher, and it is also available for purchase from the publisher's website. The book is available for purchase from the publisher's website, and it is also available for purchase from the publisher's website.

0 95 190 380 Feet

REZ-23-04-19-00150 Subject and Adjacent Properties Map



AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIP	PHYSSTRADD
304868	AUSTIN RANDY H	AUSTIN MARY P	239 QUIET WATERS RD	BELMONT	NC	28012	4528 S NEW HOPE RD
189355	GADDIS PATRICIA DOWDELL	GADDIS GARY MICHAEL	717 SAM BROWN RD	GASTONIA	NC	28056	717 SAM BROWN RD
190579	GERESSY LINDA		4536 S NEW HOPE RD	GASTONIA	NC	28056	4532 S NEW HOPE RD
190582	GERESSY LINDA		4536 S NEW HOPE RD	GASTONIA	NC	28056	4538 S NEW HOPE RD
189356	HERRON LISA WILSON		709 SAM BROWN RD	GASTONIA	NC	28056	709 SAM BROWN RD
301259	LOWRANCE CHRISTOPHER B	LOWRANCE MELANIE W	777 SAM BROWN RD	GASTONIA	NC	28056	777 SAM BROWN RD
190584	RAMSEY GERALD C		1149 E 8TH AVE	GASTONIA	NC	28054	4540 S NEW HOPE RD



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: Laura Hamilton – Planner III, Gaston County Building & Development Services
From: Julio Paredes, Planner
Date: April 20, 2023
Subject: REZ 00150 – 4536 S New Hope Rd- GCLMPO Site Plan Review

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 plan 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 4536 S New Hope Rd, Gastonia, NC, 28056, USA. Parcel ID# 190582. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, the project U-5821: widening N.C. 279 to a four-lane divided facility and adding a multi-use path on both sides of N.C. 279 will have an impact on the vicinity of this site (see Figure 1 below).
2. U-5821 is scheduled for ROW acquisition in FY 2023 and construction beginning in FY 2026. NCDOT will be contacting the property owner for any needed right-of-way for this widening project.
3. More information on the widening project can be found at <https://publicinput.com/NC279-Gastonia>.
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.

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



Figure 1. U-5821: N.C. 279 - South New Hope Road Improvements

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP =

Use	R-2
Animal Grooming Service for household pet (indoor kennels)	SP
Animal Hospital (Outdoor kennel)	SPs
Animal Hospital, (Indoor kennel)	SPs
Animal Kennel	SPs
Automobile Hobbyist	Xs
Bed and Breakfast Inn	SPs
Bona Fide Farms	Xs
Botanical Garden	Xs
Camping and Recreational Vehicle Park	SPs
Cemetery	SPs
Church / Place of Worship	Xs
College / University	SP
Conference / Retreat / Event Center	SPs
Continuing Care Facility	SPs
Country Club	SPs
Day Care Center, Class A	Xs
Day Care Center, Class B	Xs/SPs
Day Care Center, Class C	SPs
Dwelling, Manufactured Home Class A	X
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Dwelling, Single Family	X
Dwelling, Two Family	Xs
Essential Services Class 1	X
Essential Services Class 2	Xs
Essential Services Class 3	SP
Essential Services Class 4	Xs/SPs
Family Care Home	Xs/SPs
Flex Space	Xs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs
Golf Course; Golf Driving Range; Golf Miniature	SPs
Group Home	Xs
Home Occupation, Customary	Xs
Home Occupation, Rural	Xs
Library	SP

Manufactured Home Park	Es
Marina, Accessory	Xs
Marina, Commercial	SP
Maternity Home	Xs/SPs
Military Reserve Center	SPs
Museum	SP
Nursery (Garden)	SPs
Nursing Home, Rest Home	SPs
Paint Ball / Laser Tag Facility	SPs
Park	Xs/SPs
Parking Lot	SPs
Planned Residential Development (PRD)	Xs/CDs
Planned Unit Development (PUD)	Xs/CDs
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recreation Center and Sports Center	SPs
Recycling Deposit Station, accessory	X
Recycling Deposit Station, principal use	SPs
Restaurant, within other facilities	Xs
Riding Stables	SPs
Rodeo / Accessory Rodeo	SPs
School for the Arts	SP
School, Elementary & Middle (public & private)	Xs
School, Senior High (public & private)	Xs
Small House Community	SP
Special Events Facility	SPs
Special Events Facility, Accessory	SPs
Stadium	Xs/SPs
Taxidermy	X
Telecommunication Antennae & Equipment Buildings	Xs
Telecommunication Tower & Facilities	SPs
Tourist Home	X
Tower and/or Station, Radio & Television Broadcast	SPs
Traditional Neighborhood Development (TND)	Xs/CDs
Wood Waste Grinding Operation	SPs
Zoo	SP

oncomp
GASTON COUNTY SEPTIC TANK INSPECTION RECORD
ENVIRONMENTAL HEALTH DIVISION

S.T. ID # 11169

CODE/SUB 20

DATE: 7-7-94

Owner Name: ROBERT GERLESSY
Address: 4536 S. NEW HOPE RD.
City/St.: GASTON NC
Zip: _____
Prev. Owner: _____

No. of Tanks: 1 Cap: 1000
No. of Tanks: _____ Cap: _____
Type Sewer System: IIa (Sand, Pump)
Site Class: PS (S, PS, N)

WATER SYSTEM #: _____
Sys. Name: _____
Loc/SubDiv.: S. NEW HOPE RD FROM
GASTON, FIRST DRIVE ON RT JUST PAST
BELVOIR DR. 1/4 MI. BEFORE TWIN TOPS
FIRST CORNER

SEPTIC TANK I.D. #: REC # 18347
Date Installed: 7-7-94
Improve. Permit #: 11960
Type Dwelling: H
No. of Bedrooms: 3
Users/Tot. People: 3
Garbage Disposal: N (Y/N)
Basement: N Plumbing: N (Y/N)
Est. Daily Flow: 360

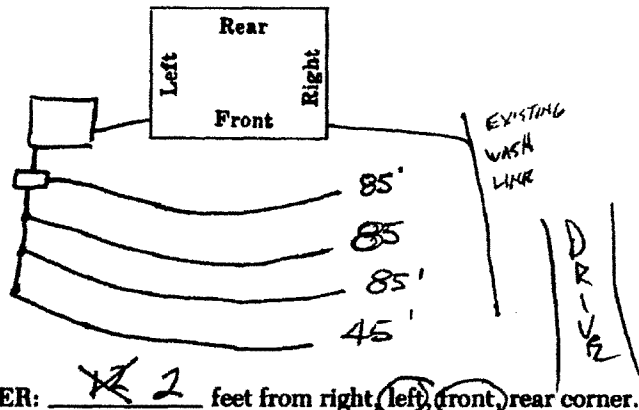
Type Well: C Lot # _____ Block # _____
Lot Area: 3 1/2 AC
Contractor: DAVID WATTS PH # _____
Precast Contractor: DELLINGER

No. of Trenches: 4 Sq. Ft.: 900 Lin. Ft.: 300 Width: 36" Max. Depth: 36"
[Repair] # Trenches: _____ Sq. Ft.: _____ Lin. Ft.: _____ Width: _____ Max. Depth: _____
Sep. Trench/Wash: _____ Sq. Ft.: _____ Lin. Ft.: _____ Width: _____ Max. Depth: _____
Depth of Stone: 12"

Other Materials: _____
Tax Book #: 15 Tax Map #: 74 Tax Parcel #: 10.02
Code #: 20 X Coordinates: _____ Y Coordinates: _____

(A) Public Comm. (B) Public Non-Comm. (C) Priv. (D) Comm. (E) Municipal S9
IP Issued By: PHILIP PETTY Inspected By: CTH HAYES RS

LOCATION



HOUSE SEWER: ~~12~~ 2 feet from right, left, front, rear corner.

SEPTIC TANK: Front, rear right side, left side of building.
Perpendicular, parallel, angle 12 feet from building.

DISTRIBUTION BOX: 2 feet from end, side, corner of septic tank.

NITRIFICATION FIELD OR FILTER: 12 feet from building at nearest point.

WELL (IF ANY): 100⁺ feet from septic tank
 and 100⁺ feet from disposal field.

SOIL APPEARANCE: Suitable, Provisionally suitable

REMARKS: _____

REGISTER OF DEEDS CERTIFICATION
Susan S. Lockridge
Register of Deeds
Gaston County, North Carolina

North Carolina, Gaston County

I, Susan S. Lockridge, Register of Deeds in and for the aforesaid county and state,
hereby certify this to be a true copy of document which is recorded in

Book _____ Page _____

Witness my hand and seal of office this _____ day of _____, 20____

By: _____
Susan S. Lockridge Register of Deeds Assistant/Deputy

State of North Carolina
County of Gaston

I, _____, Review Officer of Gaston County,
certify that the map or plat to which this certification is affixed meets
all statutory requirements for recording.

Review Officer _____ Date _____

CERTIFICATION
GASTON COUNTY EXEMPTION

I hereby certify that this subdivision of Land is exempt
in accordance with Chapter 133 (a) of the Gaston County
United Development Ordinance, and may be recorded with
the Gaston County Register of Deeds.

Date _____ ADMINISTRATOR _____

CHRISTOPHER
LOWRANCE
5036-278

PID 301259

PATRICIA GADDIS
4186-1052
PID 189355

LISA HERRON
1142-252
PID 189356

2.10 ACRES
LOT 2

1.15 ACRES
0.15 ACRE IN EXMT.
LOT 1

LINDA GERESSY
4048-260

GERALD RAMSEY 5039-1736
PID 190584

RANDY AUSTIN
5537-1470
PID 304868

1584
1310

SOUTH NEW HOPE RD.

SAM BROWN
SITE
TOWN TOWNSHIP
VICINITY
SKETCH

Know all men by these presents, that I hereby certify that I am the owner of the
property shown herein, and that I hereby acknowledge this plat and claim
to be my true act and deed.

Owner _____ Date _____
LINDA GERESSY
4048 S. NEW HOPE RD.
CRAMERTON, NC

PRELIMINARY PLAN

CENTRAL NC 20 FT ACCESS EXEMPTION	
DATE	REASON
05/05/2023	MINOR FAMILY SUBDIVISION

OWNER
BEARING
CURVE

Approved - L. Hamilton
05/05/2023 7:54:02 AM

MINOR FAMILY SUBDI VISION :
LINDA GERESSY

DEED BOOK 1548 PAGE 68
NEAR TOWN OF CRAMERTON
SOUTHPOINT TOWNSHIP, GASTON CO., N.C.

TAX PID # 190582

SURVEYED 28th day of February 2019
DIVIDED MAY 1, 2023

OWNER:
LINDA GERESSY
4048 S. NEW HOPE RD.
CRAMERTON, NC

SURVEYOR'S CERTIFICATE OF SUBDIVISION

This plat is a survey of another category, such as recombination
of existing parcels, a court ordered survey or other exemptions or
exceptions to the definition of subdivision.

I, Robert T. Kelso, Professional Land Surveyor, certify that this plat
is drawn from an actual site survey under my direct supervision of all the physical
monuments which are relevant to the deeds, poles, improvements, and obvious
conformances, measured, unobstructed monuments may exist, since not surveyed
are drawn as noted, that the ratio of precision is as computed as 1:10,000
that this plat is drawn in accordance with N.C.G.S. 47-30 as amended.
Witness my original hand and seal this 1st day of May, 2023

LEGEND

iron pin found
iron pin set
concrete monument
electric service line
line not surveyed
line not to scale
sewer line
fence line
water line
electric transformer

ZONE COUNTY R-1

BUILDING SETBACKS
30 FT. FRONT
15 FT. SIDE
25 FT. REAR

NOT LOCATED IN A WATERSHED DISTRICT
NOT LOCATED WITH A FLOOD HAZARDOUS AREA
NO N.C.D.S. CONTROL WITHIN 2,000 FT.
PROPERTY MAY BE SUBJECT TO RECORDING AND
UNRECORDED EASEMENTS AND R/W'S NOT OBSERVED

Tom Kelso
Land Surveyor
P.O. Box 1583, RLS 1-3145
GASTON, NC 28052



120 90 60 30 0 30 60 120
Scale in feet
1" = 60'
SP190582



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 23-200

Commissioner Worley - Building & Development Services - Zoning Map Change: REZ-23-04-19-00150, Linda Geressy (Applicant); Property Parcel: 190582 (new 309981, 309982), Located at 4536 S New Hope Rd. in Gastonia, NC, Rezone from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays

STAFF CONTACT

Laura Hamilton - Planner III - 704-866-3090

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. Linda Geressy (Applicant); Property Parcel: 190582 (new 309981, 309982), Located at 4536 S New Hope Rd. in Gastonia, NC, Rezone from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays. A public hearing was advertised and held on June 13, 2023 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation to approve was made on June 5, 2023, 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, Maps & 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
2023-187	06/13/2023	RW	BH	A	A	A	A	A	AB	A	U

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