



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:

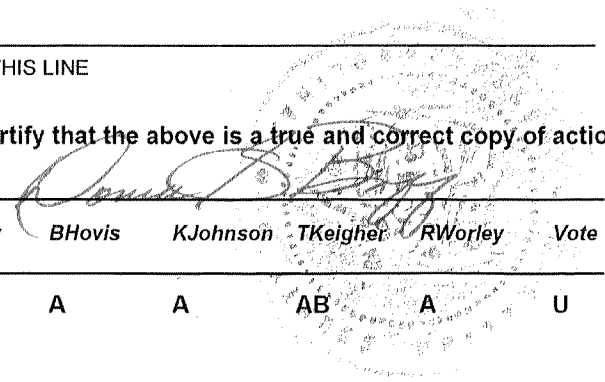
Tax Parcel Number(s): 190582 (new 309981, 309982)
 Applicant(s): Linda Geressy
 Owner(s): Linda Geressy
 Property Location: 4536 S New Hope Rd., Gastonia
 Request: Rezone from (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway Overlays to the (R-2) Single Family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

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

11V 46028

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: _____

Telephone: _____

(Area Code)

(Area Code)

Parcel: _____

(If Applicable)

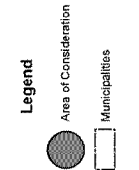
Parcel: _____

(If Applicable)

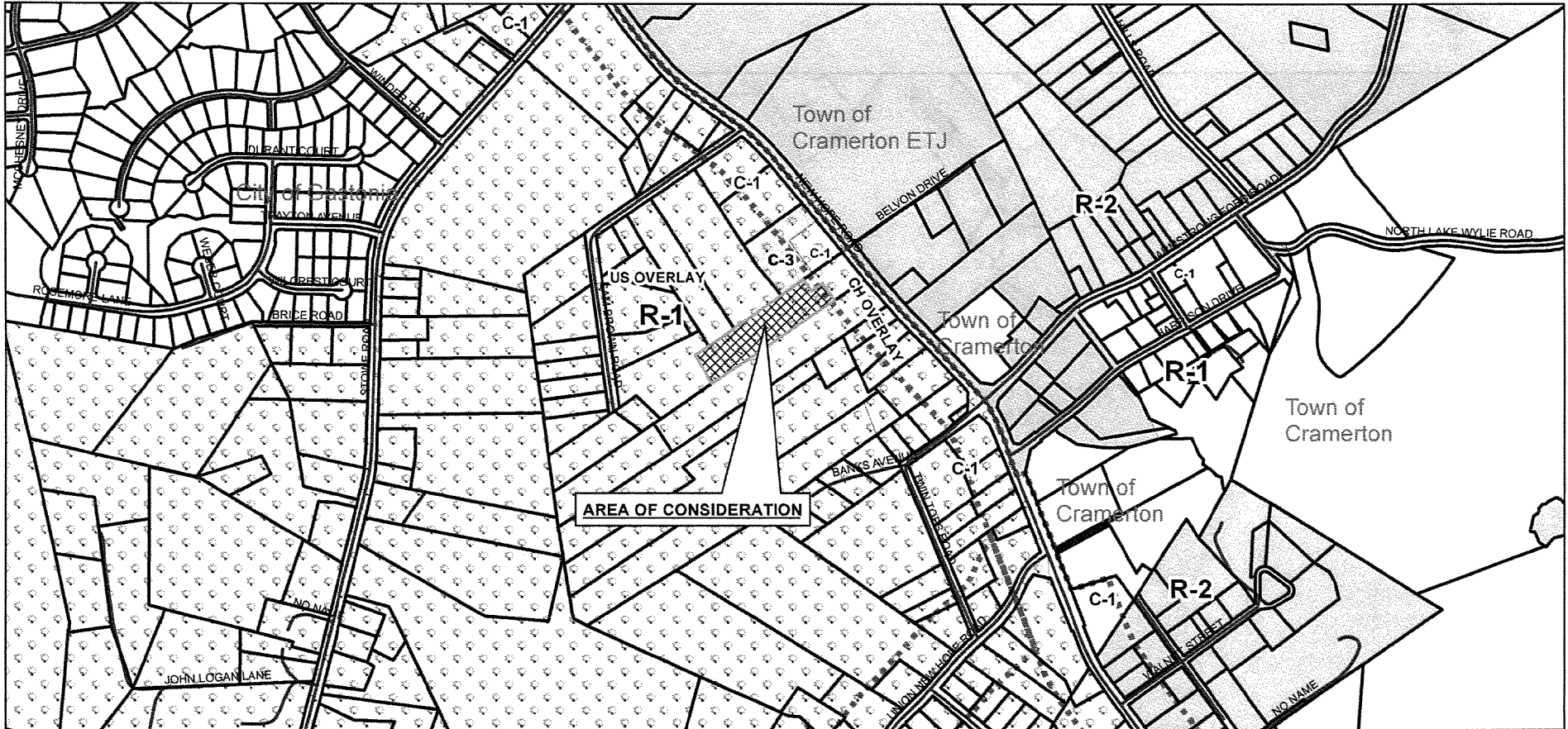
(Signature)

(Signature)

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

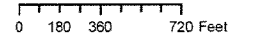
PID: 190582

Existing Zoning: R-1/US/CH

Proposed Zoning: R-2/US/CH

Map Date: 4/19/23


This map was prepared by the Planning and Zoning Department of Gaston County, North Carolina. It is intended for informational purposes only and does not constitute a contract or any other legal instrument. The County is not responsible for any errors or omissions on this map. The County is not responsible for any actions taken based on this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any actions taken based on this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map.



REZ-23-04-19-00150 Aerial Map



Legend

 Area of Consideration




0 55 110 220 Feet

REZ-23-04-19-00150 Aerial Map



Legend

 Area of Consideration



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0 95 190 380 Feet

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



AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CI	CUI	CURR_ZIF	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.



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

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 GEESSY
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
BELVOE DR. 1/4 MI. BEFORE TWIN TOPS
FISH CAMP

SEPTIC TANK I.D. #: REC # 18347
Date Installed: 7-1-94
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

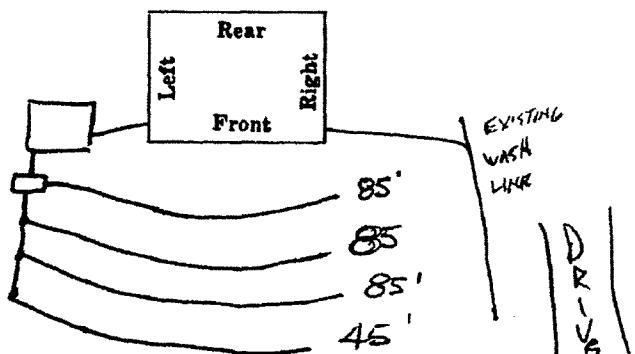
Type Well: C Lot # _____ Block # _____
Lot Area: 3 1/2 AC
Contractor: DAVID WATTS PH # _____
Precast Contractor: DELLINGER

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 (S)
S9
IP Issued By: PHILIP PETTY Inspected By: CSH/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: _____



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

DISTRIBUTION:

Laserfiche Users