



RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-08-23-00161 SABRINA BROOKE PARKER (APPLICANT); PROPERTY PARCEL: 310159, LOCATED ON GREEN ROAD, STANLEY, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED AND (C-1) LIGHT COMMERCIAL ZONING DISTRICTS TO (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 October 24, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 310159
Applicant(s): Sabrina Brooke Parker
Owner(s): Gary F Parker
Property Location: Green Road, Stanley
Request: Rezone from (R-1) Single-Family Limited and (C-1) Light Commercial Zoning Districts to (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 310159, located on Green Road, Stanley, NC, from (R-1) Single Family Limited and (C-1) Light Commercial Zoning Districts to the (R-2) Single Family Moderate Zoning District on October 2, 2023, 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. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.

Motion: Crane Second: Sadler Vote: Unanimous
Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Marcantel, Sadler, Vinson
Nay: None
Absent: None
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	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-338	10/24/2023	BH	KJ	A	A	A	A	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

Zoning Map Change: REZ-23-08-23-00161 Sabrina Brooke Parker (Applicant); Property Parcel: 310159, Located on Green Road, Stanley, NC, Rezone from (R-1) Single Family Limited and (C-1) Light Commercial Zoning Districts to (R-2) Single Family Moderate Zoning District
Page 2

NOW, THEREFORE, BE IT RESOLVED 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. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.

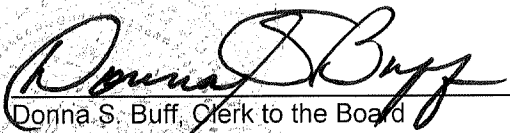
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 310159, is hereby approved, effective with the passage of this 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:


Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-23-08-23-00161)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single-Family Limited Zoning District and (C-1) Light Commercial to the (R-2) Single-Family Moderate Zoning District.

Applicant(s):

Sabrina Brooke Parker

Property Owner(s):

Gary F Parker

Parcel Identification (PID):

310159

Property Location:

Green Road, Stanley

Total Property Acreage:

0.69 acres

Acreage for Map Change:

0.69 acres

Current Zoning:

(R-1) Single-Family Limited and (C-1) Light Commercial

Proposed Zoning:

(R-2) Single-Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront Gaston/Northeast 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, and maintaining the rural “feel” of the community.

Comprehensive Plan future Land Use: Rural

Rural – Rural areas are characterized as having plenty of open space along with farmstead-style housing and opportunities for agribusiness. Residential homes are located on large lots and are set back on the roads they front upon.

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:

North Carolina Department of Transportation

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

The following departments did not have any comments at this time:

- Building and Development Services Plan Review Team
- Natural Resources

A letter from the GCLMPO has been included in the staff packet.

STAFF SUMMARY

Prepared By: Peyton Ratchford, Planner II

This property is in a residential area in the northern region of the county. The location is primarily residential in nature with different housing types and styles included.

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

The Planning Board met in regular session on October 2, 2023, and recommended approval of the request by a unanimous 10-0 vote based on the following:

- This is a reasonable request and in the public interest; and
- It is consistent with the goals of the comprehensive land use plan as it will maintain the rural “feel” of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-23-08-23-00161, 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 maintain the rural “feel” of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.

These findings are supported by a 10 - 0 vote by the Gaston County Planning Board during its October 2, 2023, meeting.



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: REZ-23-08-23-00161

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Sabrina Brooke Parker
(Print Full Name)

Mailing Address: 5627 Green Rd Stanley N.C 28164
(Include City, State and Zip Code)

Telephone Numbers: 704 842 4209
(Area Code) Business (Area Code) Home

Email: BParker1892@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: GARY S PARKER
(Print Full Name)

Mailing Address: 5627 Green Rd Stanley N.C 28164
(Include City, State and Zip Code)

Telephone Numbers: 704-634-0469
(Area Code) Business (Area Code) Home

Email: BParker1892@yahoo.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 5627 Green Rd Stanley N.C

Parcel Identification (PID): 310159

Acreage of Parcel: .84 +/- Acreage to be Rezoned: .84 +/- Current Zoning: R1/C1

Current Use: field Proposed Zoning: R2

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 Sabrina Parker consent to execute this proposed action.

(Name of Applicant)

S/Parker
(Signature)

8/23/23
(Date)

Wang F Parker
(Signature)

8/23/23
(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.

S/Parker
Signature of Property Owner or Authorized Representative

8/23/23
Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

Date Received: 8/23/23

OFFICE USE ONLY

Application Number: PE223-09-23-00161

OFFICE USE ONLY

Fee: \$ 779.00

Received by Member of Staff: PR
(Initials)

Date of Payment: _____ Receipt Number: _____

- ☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

- ☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____

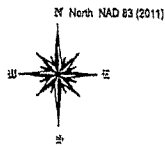
Date of Public Hearing: _____

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.



APPROVAL FOR RECORDING

I, _____ hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Gaston County, North Carolina, and is approved for recording in the Office of the County Register of Deeds.

Date _____ Subdivision Administrator

APPROVAL OF FLOOD PLAIN

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THAT THESE AREAS HAVE BEEN ACCURATELY DEPICTED. THIS AREA IS FURTHER SHOWN ON FIRM MAP #3710366000K PANEL 3660 WITH REVISION DATE OF SEPT. 28, 2007

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

DATE

SURVEYOR

- (1) Class of survey: A
- (2) Positional accuracy of Control Corners: 95% ± 0.10'
- (3) Type of GPS field procedure: RTK/VRS
- (4) Dates of survey: June 2023
- (5) Datum/Epoch: NAVD 88 NAD(83)/2011
- (6) Published/Fixed-control used: VRS
- (7) Geoid model: 2018
- (8) Combined grid factor(s): 0.99893937
- (9) Units: U. S. Survey Foot

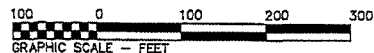
Building Setbacks as follows:

- Zoning: R-1
From street R/W 37'
From side lot line 15'
From rear lot line 25'
From side yard lot line 25'
- Zoning: C-1
From street R/W 30'
From side lot line 10'
From rear lot line 30'

Certificate of Ownership and Dedication

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

Date _____ Owner _____



RETURN TO:
GARY F. PARKER
5627 GREEN RD
STANLEY, NC 28164

PROPERTY OF
Gary F. Parker

OWNER: Gary F. Parker
ADDRESS: 5627 Green Rd.
Stanley, NC 28164
DEED BOOK 5217 PAGE 2054 & DEED BOOK 2235 PAGE 502
PARCEL: 165219 & 165221
TOWNSHIP: Dallas
COUNTY: Gaston
STATE: NC
SCALE: 1" = 100'

C.F. 165219
D.F. 165219
DATE: June 13, 2023
DRAWING NO. 23-1269

LATTIMORE & PEELER SURVEYING
105 LONDON ROAD
LAWNDALE, NORTH CAROLINA 28090
(704) 558-3463



LEGEND	
	SURVEYED BOUNDARY LINES
	LINE NOT SURVEYED
	RIGHT OF WAY LINE
	FENCE LINE
	ELECTRIC LINE
	BURIED ELECTRIC LINE
	WATER LINE
	GAS LINE
	SEWER LINE
	TELEPHONE LINE
	HYDRANT
	GAS METER
	WATER METER
	POWER POLE
	TELEPHONE BOX
	NEW IRON PIN (NIP)
	EXISTING IRON PIN (EIP)
	UNDOCUMENTED POINT
	MAG NAIL
	CONCRETE MONUMENT
	R/L SPIKE SET
	R/L SPIKE FOUND
	FOUND
	SET
	STONE
	TREE
	WELL

Course	Bearing	Distance
L1	S 20°03'22" W	92.53'
L2	S 21°59'59" W	99.97'
L3	S 26°43'14" W	72.65'
L3A	S 28°43'14" W	27.37'
L4	S 30°23'20" W	95.99'
L5	S 32°09'20" W	28.75'
L6	S 32°09'20" W	71.25'
L7	S 33°09'50" W	149.21'

Course	Bearing	Distance
L8	N 56°46'12" W	142.28'
L9	S 36°54'28" W	120.17'
L10	N 29°16'54" W	101.03'

Course	Bearing	Distance
L11	N 88°50'55" W	121.59'
L12	S 01°53'24" W	109.39'
L13	S 38°38'36" E	134.27'
L14	S 49°42'00" E	86.91'
L15	S 23°47'08" E	26.34'

Course	Bearing	Distance
E1	N 34°21'13" E	194.73'
E2	S 64°54'17" E	44.42'

Course	Bearing	Distance
T1	N 20°03'25" E	15.15'

NOTES:

1. AREA BY COORDINATE COMPUTATION.
2. ALL DISTANCES ARE HORIZONTAL GROUND, IN US FEET.
3. SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
4. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG THE PROJECT AREA.
5. NC GRID COORDINATES AS SHOWN HEREON ARE BASED ON GPS OBSERVATION UTILIZING NCOS NETWORK RTK SYSTEM AND OPUS AND ARE REFERENCED TO THE NAD 83(2011) DATUM.
6. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, LATMORRE AND PEELER CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
7. NC DOT RIGHT OF WAYS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
8. NO TITLE SEARCH BY LATMORRE AND PEELER SURVEYING.
9. PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.

Approval of Water Shed

I certify that the plat shown herein complies with the South Fork Protected IV Watershed Protection Regulations and is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.

Date _____ Watershed Administrator _____

Notice: This property is located within a Public Water Supply Watershed development restrictions may apply.

This Plat is located in whole or in part of a designated Surface Water Supply Watershed Area of Gaston County or the municipalities for which Gaston County administers Watershed Regulations. This area is defined as the South Fork Protected IV and named as South Fork Protected IV and this area is accurately depicted.

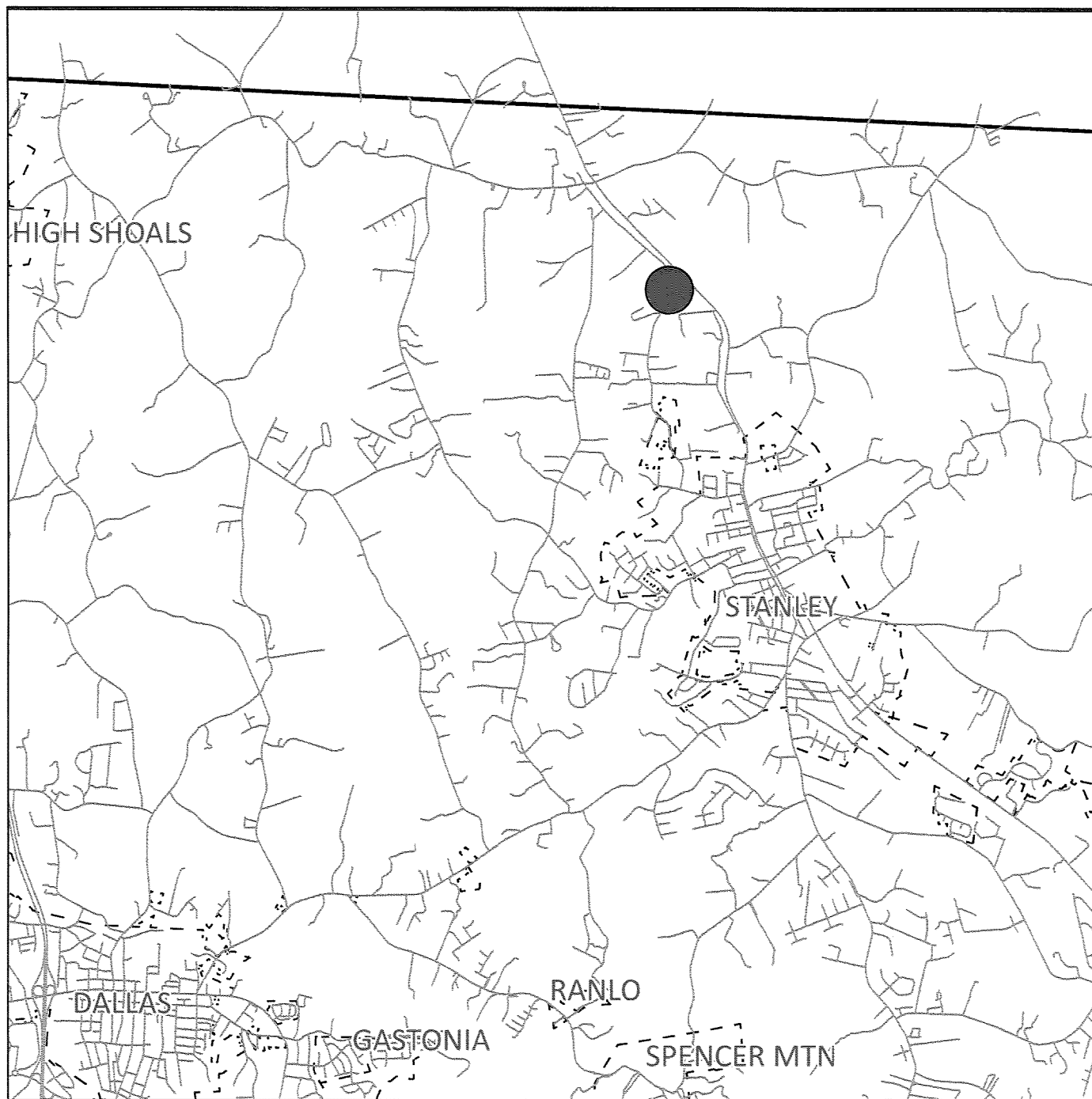
Date _____ Surveyor _____

I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of approval is required by Gaston County before the plat is presented for recordation and also certify to the following: Certificate of Survey and Accuracy L. D. Dobbins Lattimore, certify that this plat was drawn under my supervision from an actual survey made under my supervision deed description recorded in Book 5217, Page 2054 and Book 2235, Page 502; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 5217, Page 2054 & Book 2235, Page 502 and the surveyors reference above; that the ratio of precision as calculated is 1:12,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number and seal this 13th day of June 2023.



PRELIMINARY PLAT
NOT FOR SALES OR CONVEYANCES

Surveyor



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-23-08-23-00161

LEGEND

Roads

[] Municipalities

— Roads

● Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. This map is believed to be accurate but Gaston County does not guarantee its accuracy. 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 NCGS 132-10.

0 0.38 0.75 1.5 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

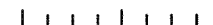
ORTHOPHOTO MAP
REZ-23-08-23-00161

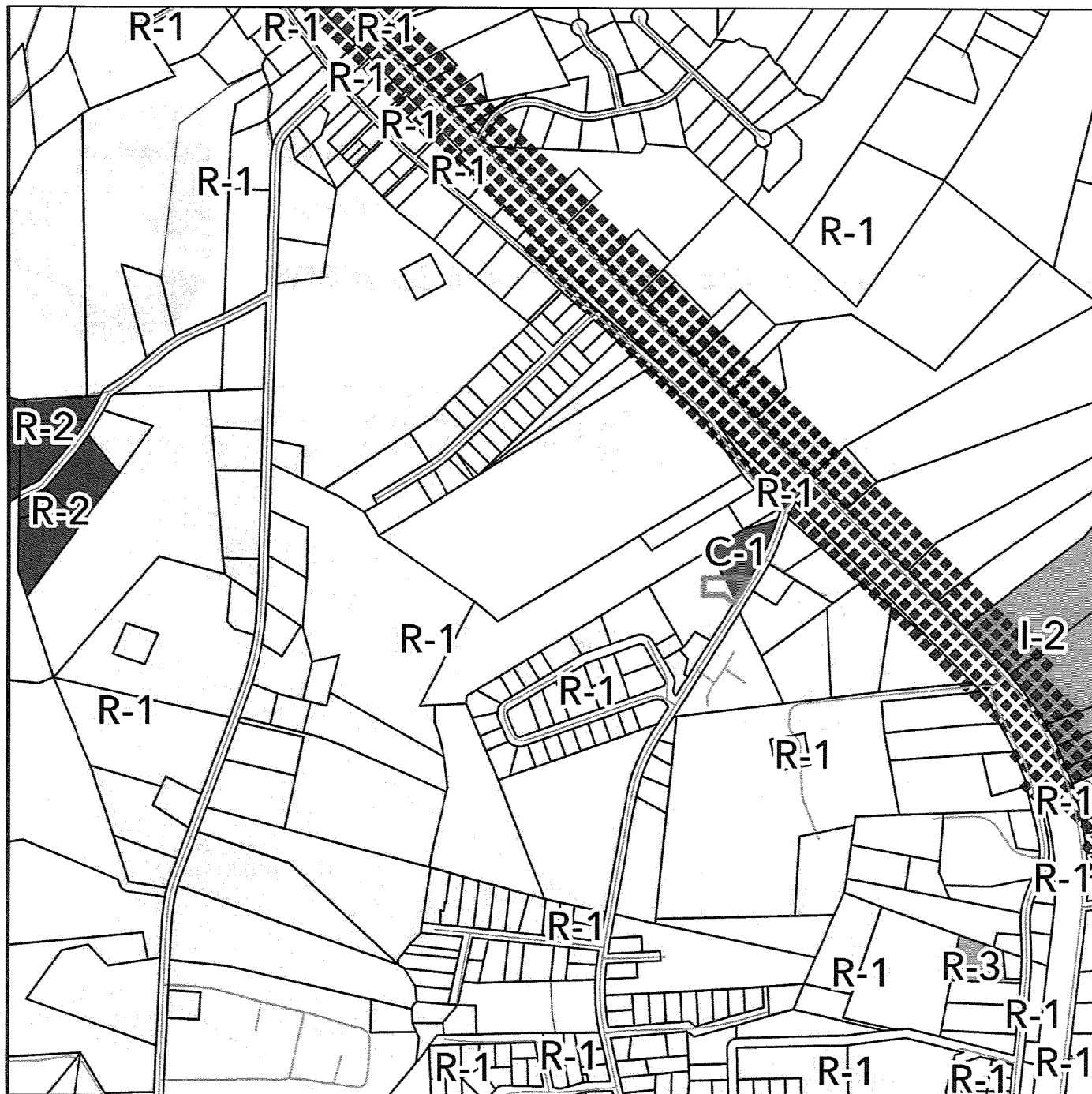
LEGEND

- Roads
- Parcels
- - - Subject Parcel(s)

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0 0.010.03 0.06 Miles





ZONING MAP REZ-23-08-23-00161

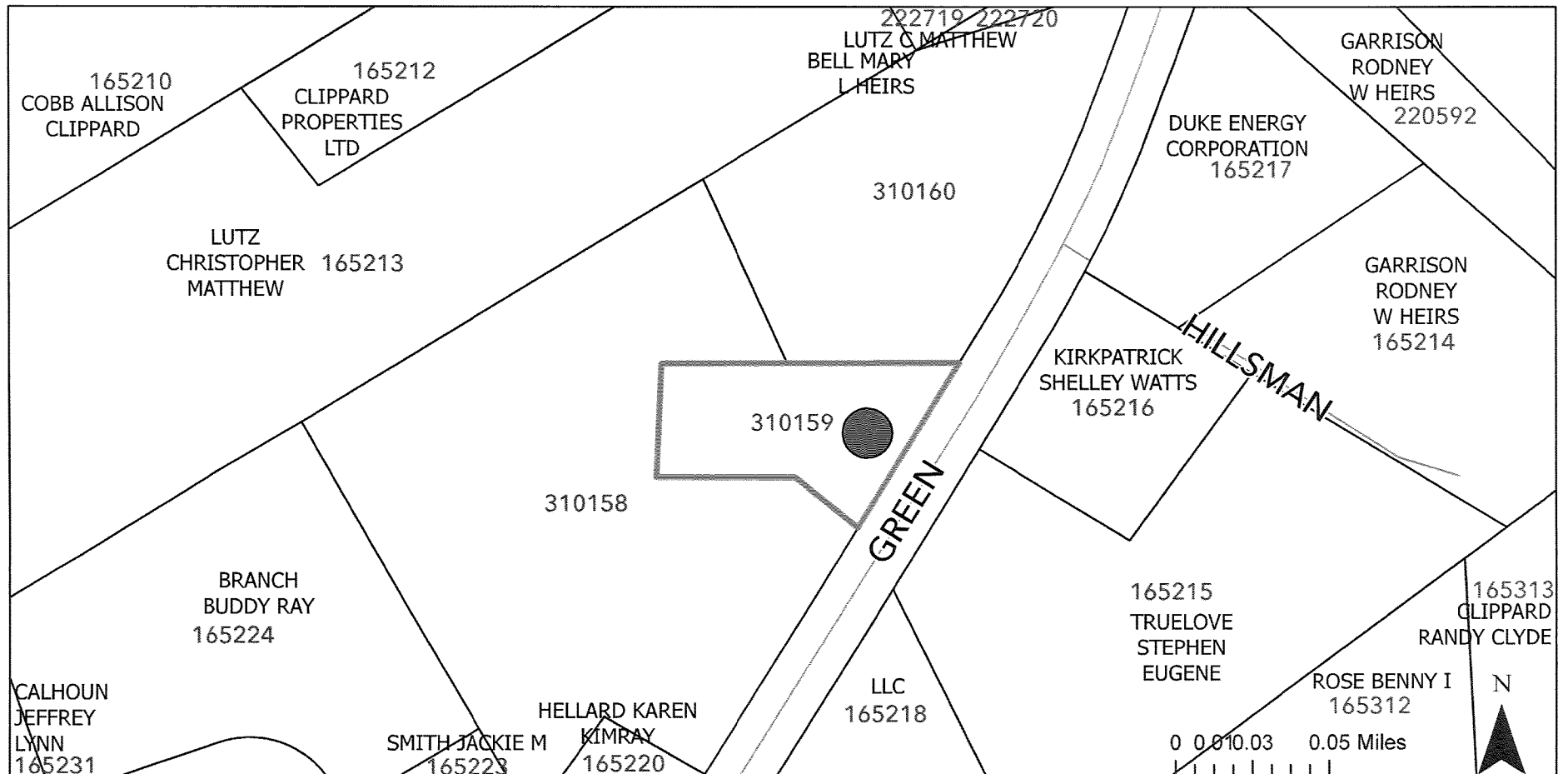
LEGEND

- Roads
- Parcels
- ZONE TYPE**
 - I-2
 - R-1
 - R-2
 - C-1
 - R-3
- ▨ Subject Parcel

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0 0.050.1 0.2 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-23-08-23-00161

LEGEND

● Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. This map is believed to be accurate but Gaston County does not guarantee its accuracy. 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 NCGS 132-10.

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



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: Peyton Richard, CZO—Planner II, Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: October 3rd, 2023
Subject: REZ 23-08-23-00161 - Green Rd, Stanley - GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning 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).

The site is located at 5627 Green Rd, Stanley, NC. Parcel IDs# 310159. 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. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. The CTP shows recommended bike facilities improvements along Green Rd.
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.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 23-466

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-23-08-23-00161, Sabrina Brooke Parker (Applicant); Property Parcel: 310159, Located on Green Rd., Stanley, NC, Rezone 0.69 Acres from the (R-1) Single Family Limited and (C-1) Light Commercial Zoning Districts to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Peyton Ratchford - Planner II - 704-866-3530

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. Sabrina Brooke Parker (Applicant); Property Parcel: 310159, Located on Green Rd., Stanley, NC, Rezone 0.69 Acres from the (R-1) Single Family Limited and (C-1) Light Commercial Zoning Districts to the (R-2) Single Family Moderate Zoning District. A public hearing was advertised and held on October 24, 2023, with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on October 2, 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, 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
2023-338	10/24/2023	BH	KJ	A	A	A	A	A	AB	A	U

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