

Zoning Map Change: REZ-22-11-10-00131, Linda Ballard Medley (Applicant); Property Parcel: 174253, Located at 106 Mott Blvd., Stanley, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Page 2

NOW, THEREFORE, BE IT RESOLVED by the 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. The proposed zoning district and use are consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will keep the property, rural in nature, which is the closest future land use on the map and the default future land use for the County.

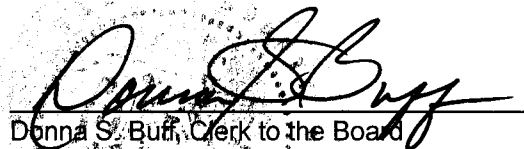
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 174253, is hereby approved, effective with the passage of this 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

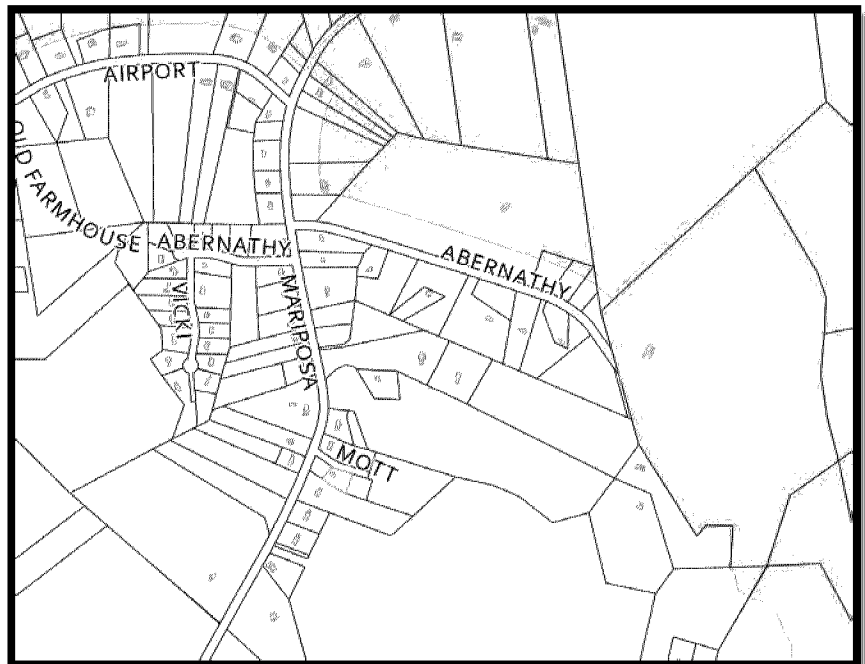
Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-22-11-10-00131)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.	
Applicant(s):	Property Owner(s):
Linda Ballard Medley	Linda Ballard Medley
Parcel Identification (PID):	Property Location:
174253	106 Mott Blvd. in Stanley
Total Property Acreage:	Acreage for Map Change:
.47 acres	.47 acres
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited	(R-2) Single Family Moderate
Existing Land Use:	Proposed Land Use:
Vacant – structure recently demolished	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, increased job opportunities, maintaining the rural “feel” of the area, and increased commercial opportunities
Comprehensive Plan Future Land Use:
This property was originally in Staley’s ETJ so it does not have a future land use. The closest future land use is Rural. Rural areas are characterized as having plenty of open space along with farmstead style housing as well as agribusiness. Homes are located on large lots and set back from the roads they front upon. This is the default land use designation for the county.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan.



Future Land Use Designations

- GATEWAY CENTER
- INDUSTRIAL
- RURAL
- RURAL CENTER
- RURAL COMMUNITY
- SUBURBAN DEVELOPMENT

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
Private well / private septic
Road Maintenance:
Mott Blvd. is a 45’ public right-of-way with a gravel driveway on it

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

Pending

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

This property is in the northeastern region of the county in what used to be Stanley’s ETJ. The location of the subject lot is heavily residential. There is a mix of single-family, two-family, stick-built, and manufactured homes in the immediate vicinity. The property had a single-family residential home on it until earlier this year. The property owner applied for a demolition permit for the structure that was on the lot, and the final inspection for the demolition was completed on November 10, 2022. The lot is currently vacant.

Mott Blvd. is an unpaved drive and provides access to six lots.

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 a regular session on January 9, 2023, and unanimously recommended approval of this request based on the following:

The proposed use is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it will keep the property, rural in nature, which is the closest future land use on the map and the default use for the County.

Attachments: Application, GCLMPO Comment Letter, Uses Allowed in the (R-2) zoning District, Maps



GASTON COUNTY

Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

REC-22-11-10-00131

GENERAL REZONING APPLICATION

Application Number: **Z**

Applicant

Planning Board (Administrative)

Board of Commission (Administrative)

ETJ

A. *APPLICANT INFORMATION

Name of Applicant: Linda Ballard Medley
(Print Full Name)

Mailing Address: 210 Classic Court - Mt. Holly, NC 28120
(Include City, State and Zip Code)

Telephone Numbers: 704-822-0891 704-822-0891
(Area Code) Business (Area Code) Home

Email: Medley793@aol.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 Ballard Medley
(Print Full Name)

Mailing Address: 210 Classic Court - Mt. Holly, NC 28120
(Include City, State and Zip Code)

Telephone Numbers: 704-822-0891
(Area Code) Business (Area Code) Home

Email: Medley793@aol.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 106 Mott Blvd. Stanley, NC

Parcel Identification (PID): 174253

Acreage of Parcel: .47 +/- Acreage to be Rezoned: .47 +/- Current Zoning: R-1

Current Use: Vacant 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)

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) 174253 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.

Linda Ballard Medley _____
Signature of Property Owner or Authorized Representative Date
11-10-22

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

OFFICE USE ONLY OFFICE USE ONLY OFFICE USE ONLY

Date Received: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

- COPY OF PLOT PLAN OR AREA MAP COPY OF DEED
- NOTARIZED AUTHORIZATION PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____



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

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

Memorandum

To: Jamie Mendoza Kanburoglu, Director of Planning and Zoning/
Building & Development Services
From: Julio Paredes, Planner
Date: December 7, 2022
Subject: GCLMPO Rezoning Review – Mott Blvd. - REZ-22-11-10-00131

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 Mott Blvd. (Stanley). Parcel ID# 174253. 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. 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.

Uses Allowed in the (R-2) Zoning District

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



VICINITY MAP
 REZ-22-11-10-00131
 106 Mott Blvd.

Legend

- Roads
- - - Municipalities
- Subject Property

Although strict 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 of commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-22-11-10-00131

LEGEND

-  Subject Parcels
-  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 or 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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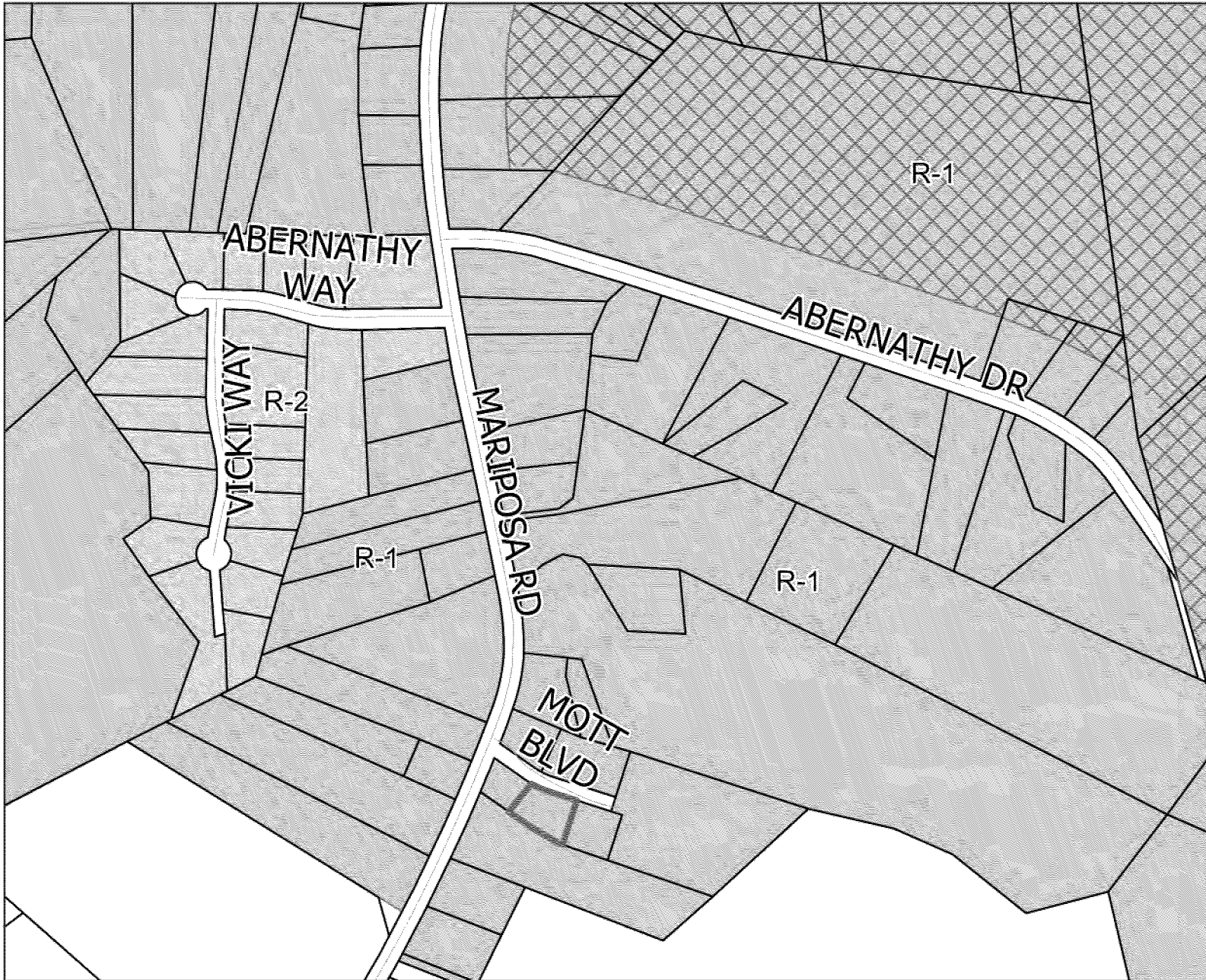
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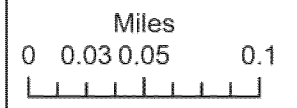
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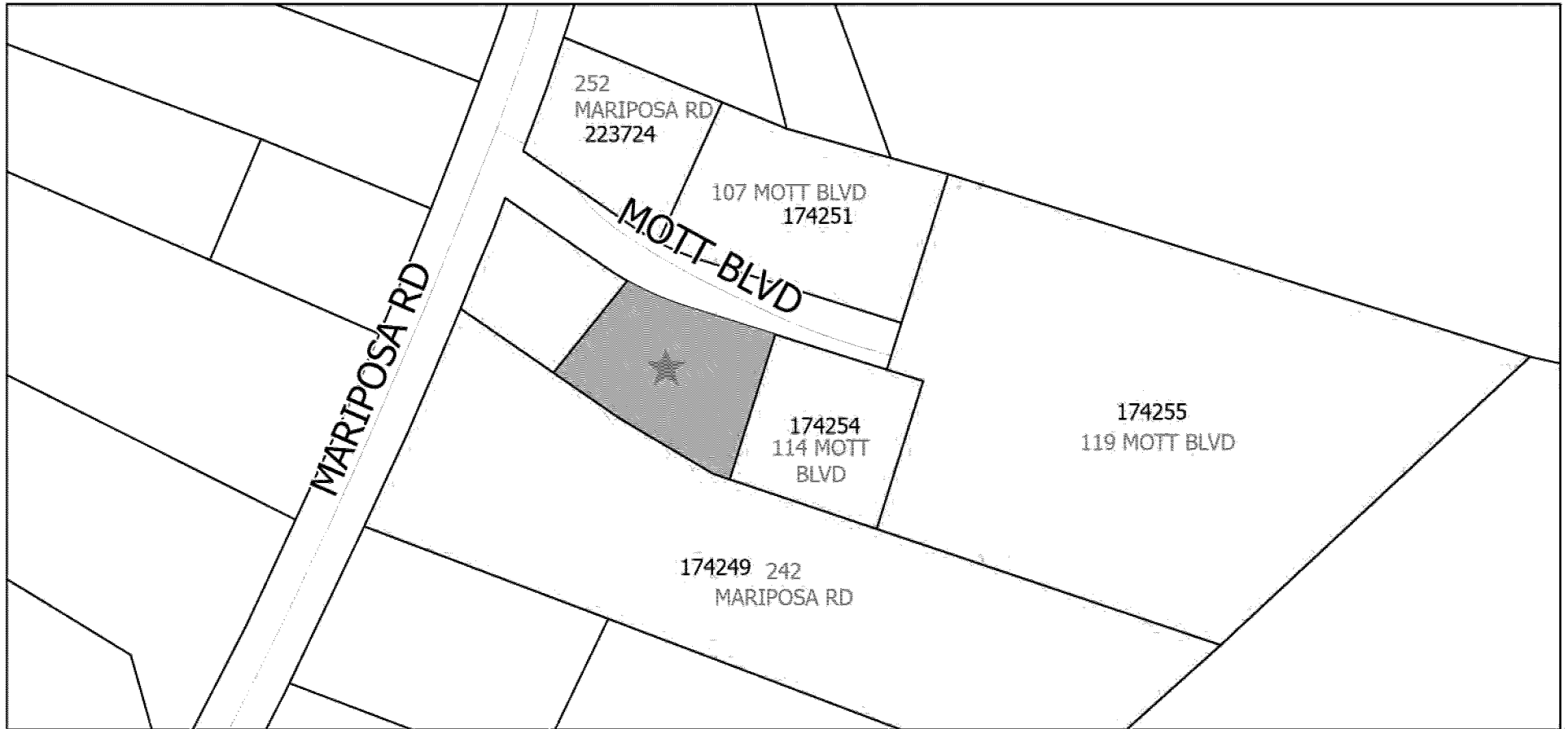
ZONING REVIEW MAP
REZ-22-11-10-00131

- Legend
- Gaston County Overlays
- TYPE
- < X US OVERLAY
- Gaston County UDO
- ZONE TYPE
- R-1
 - R-2
 - Parcels
 - Roads
 - Gaston County Line
 - 106 Mott Blvd.



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106 Mott Blvd. Adjacent Parcels and Property Owners

NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIPCODE
KEGLEY WILLIAM J II	KEGLEY ASHLEY L	242 MARIPOSA RD	STANLEY	NC	28164
MOTT DAVID M		1688 RUTLEDGE HILLS DR	YORK	SC	29745
MEDLEY LINDA BALLARD		210 CLASSIC CT	MT HOLLY	NC	28120
MEDLEY LINDA BALLARD		210 CLASSIC CT	MT HOLLY	NC	28120
MEDLEY LINDA BALLARD		210 CLASSIC CT	MT HOLLY	NC	28120



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 22-545

Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-22-11-10-00131, Linda Ballard Medley (Applicant); Property Parcel: 174253, Located at 106 Mott Blvd. in Stanley, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Jamie Kanburoglu - Director of Planning & Zoning - 704-862-5510

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 Ballard Medley (Applicant); Property Parcel: 174253, Located at 106 Mott Blvd. in Stanley, NC, Rezone 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 January 24, 2023 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on January 9, 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

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
2023-004	01/24/2023	TK	RW	A	A	A	A	A	A	A	U

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