

# General Rezoning Application (Z21-18)

## STAFF REPORT

APPLICATION SUMMARY	
<b>Request:</b>	
To rezone property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District	
<b>Applicant:</b>	<b>Property Owner(s):</b>
Barbara Bridges	Barbara Annette Bridges, Diana Lynn Quesenberry
<b>Parcel Identification (PID):</b>	<b>Property Location:</b>
305535	1369 Lewis Farm Rd. (Kings Mountain)
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
1.97 ac	1.97 ac
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
(R-1) Single Family Limited	(R-2) Single Family Moderate
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Vacant / Undeveloped	Single Family Residential (Manufactured)

COMPREHENSIVE LAND USE PLAN
<b>Area 2: North 321 Gaston / North Central Gaston</b>
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; more transportation alternatives; preservation of agriculture and maintaining the rural “feel” of the community; and, steer development towards existing infrastructure and areas immediately surrounding towns and cities.
<b>Comprehensive Plan future Land Use:</b>
Rural – Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.
<b>Staff Recommendation:</b>
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
<b>Water/Sewer Provider:</b>
Private well / private septic
<b>Road Maintenance:</b>
North Carolina Department of Transportation

<b>Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)</b>
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None provided
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<b>STAFF SUMMARY</b>
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<b>Prepared By: Sarah Carpenter Penley, Senior Planner</b>
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This property is located in a residential area of the north central region of the county. The location is primarily residential nature and rural in nature. Housing types in the area include single family site built, modular and/or manufactured housing, including single wide style homes.

If approved, any uses allowed in the (R-2) Single Family General Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

<b>PLANNING BOARD RECOMMENDATION</b>
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<b>Scheduled Meeting Date: October 11, 2021</b>
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Meeting Summary / Points of Discussion: Staff provided Board members with a brief presentation and overview of the property, which included, a list of uses allowed by right within the (R-2) Single Family Moderate Zoning District. Board members did not have any questions or discussion.

The Board voted to approve the application, with a vote of (5) to (0), based upon the following statement of consistency:

*The proposed rezoning is in the Rural future land use plan. Rural areas are those areas with residential homes located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.*

**Attachments: Maps**



# GASTON COUNTY Department of Building & Development Services

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

Phone: (704) 866-3195

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

Fax: (704) 866-3966

## GENERAL REZONING APPLICATION

Application Number: **Z** 21-18

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

### A. \*APPLICANT INFORMATION

Name of Applicant: Barbara Bridges

(Print Full Name)

Mailing Address: 907 Manor Dr., Kings Mountain, NC 28086

(Include City, State and Zip Code)

Telephone Numbers: (704)724-0450

(Area Code) Business

(Area Code) Home

Email: barbaraabridges@earthlink.net

*\* 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: Barbara Annette Bridges, Diana Lynn Quesenberry

(Print Full Name)

Mailing Address: 907 Manor Dr., Kings Mountain, NC 28086

(Include City, State and Zip Code)

Telephone Numbers: (704)724-0450

(Area Code) Business

(Area Code) Home

Email: barbaraabridges@earthlink.net

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 1369 Lewis Farm Rd. (Kings Mountain)

Parcel Identification (PID): 305535

Acreage of Parcel: 1.97 +/- Acreage to be Rezoned: 1.97 +/- Current Zoning: (R-1)

Current Use: Vacant / Residential Proposed Zoning: (R-2)

### 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

09/02/21  
Date

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

### OFFICE USE ONLY

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Date Received: 09/02/21 Application Number: Z21-18 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: \_\_\_\_\_ Receipt Number: INV-00028767  
(Initials)

☐ COPY OF PLOT PLAN OR AREA MAP  
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED  
☐ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_ Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_

Commissioner's Decision: \_\_\_\_\_ Date: \_\_\_\_\_

### Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.



**R2 SINGLE FAMILY MODERATE****(1) Uses allowed by right:**

Dwelling, Manufactured Home Class A; Dwelling, Single-Family; Essential Services, Class 1; Recycling Deposit Station, Accessory; Taxidermy.

**(2) Uses allowed by right with supplemental regulations:**

Automobile Hobbyist; Bona Fide Farms; Botanical Gardens; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Dwelling, Two Family; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Group Home; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marinas, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Restaurant, within other facilities; Schools, Elementary and Junior High (Public and Private); School, Senior High (Public and Private); Stadium; Telecommunication Antennae and Equipment Buildings; Traditional Neighborhood Development (TND).

**(3) Uses allowed with a conditional use permit:**

Animal Grooming Service for household pet (Indoor Kennels); College/University; Essential Services Class 3; Library; Marina, Commercial; Museum; School for the Arts; Upholstery Shop; Zoo.

**(4) Uses allowed with a conditional use permit, with supplemental regulations:**

Animal Hospital (Outdoor Kennel); Animal Hospital (Indoor Kennel); Animal Kennel; Bed and Breakfast Inn; Camping and Recreational Vehicle Park; Cemetery; Continuing Care Facility; Country Club; Day Care Center, Class B; Day Care Center, Class C; Essential Services Class 4; Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999sf GFA; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000sf GFA; Golf Course; Golf Driving Range; Golf Miniature; Maternity Home; Military Reserve Center; Nursery (Garden); Nursing Home, Rest Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Riding Stables; Rodeo/Accessory Rodeo; Stadium; Tower and/or Station, Radio and Television Broadcast; Wood Waste Grinding Operation.

**(5) Existing Use subject to supplemental regulations:**

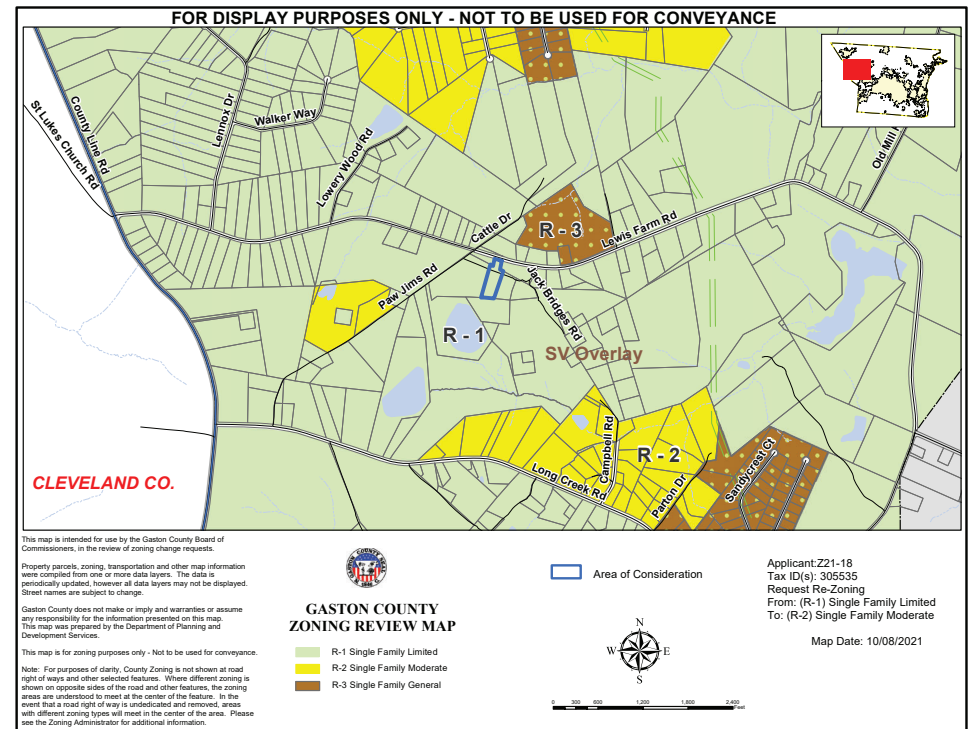
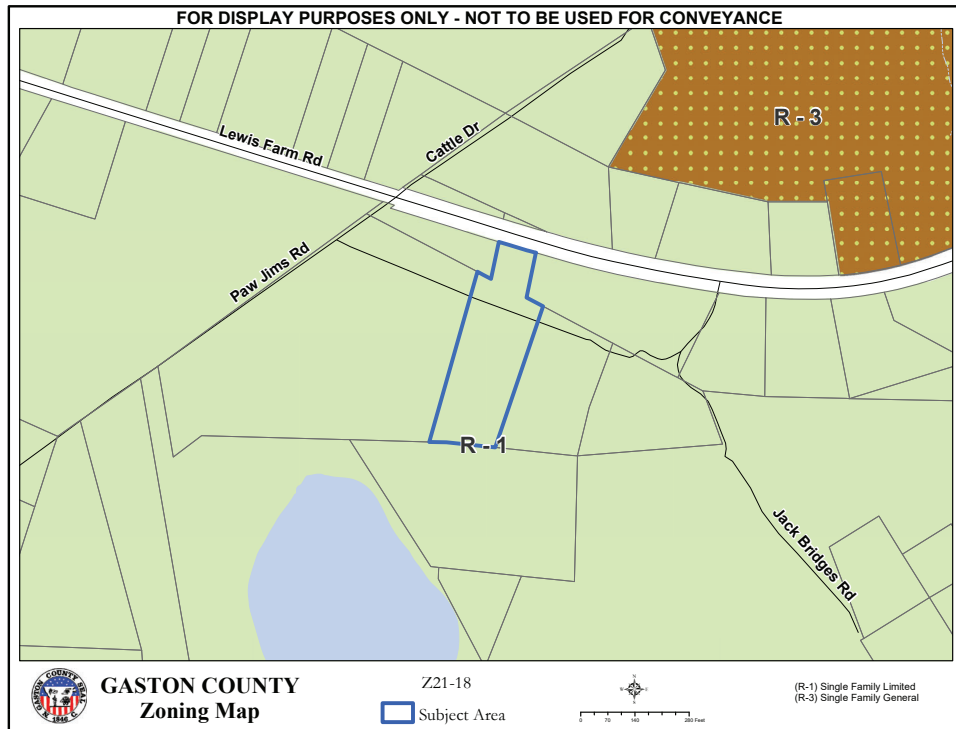
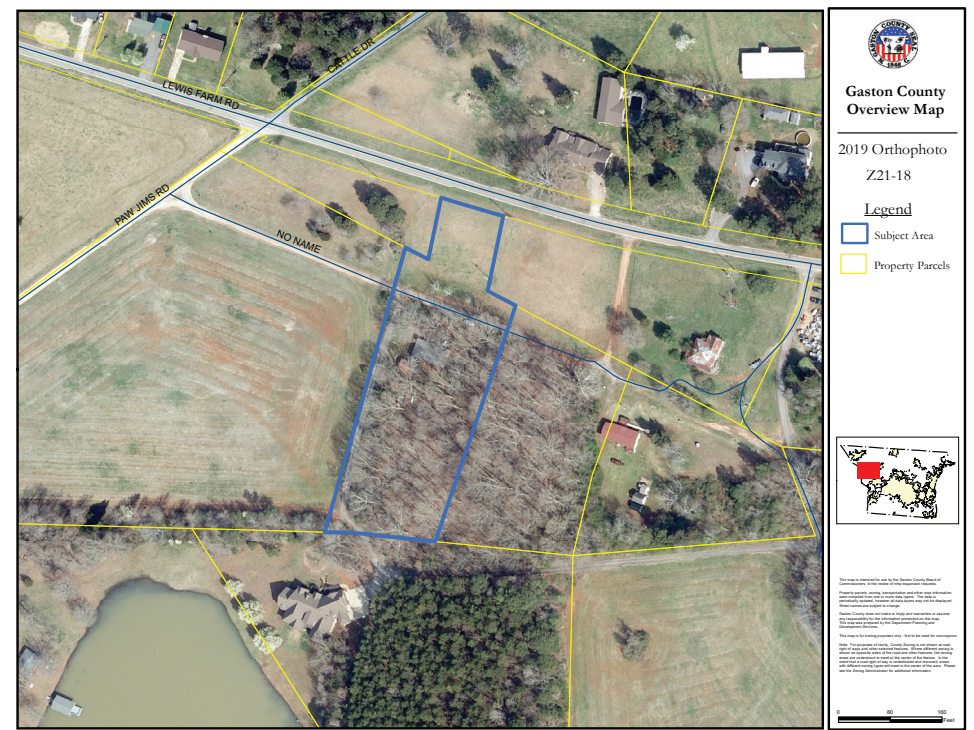
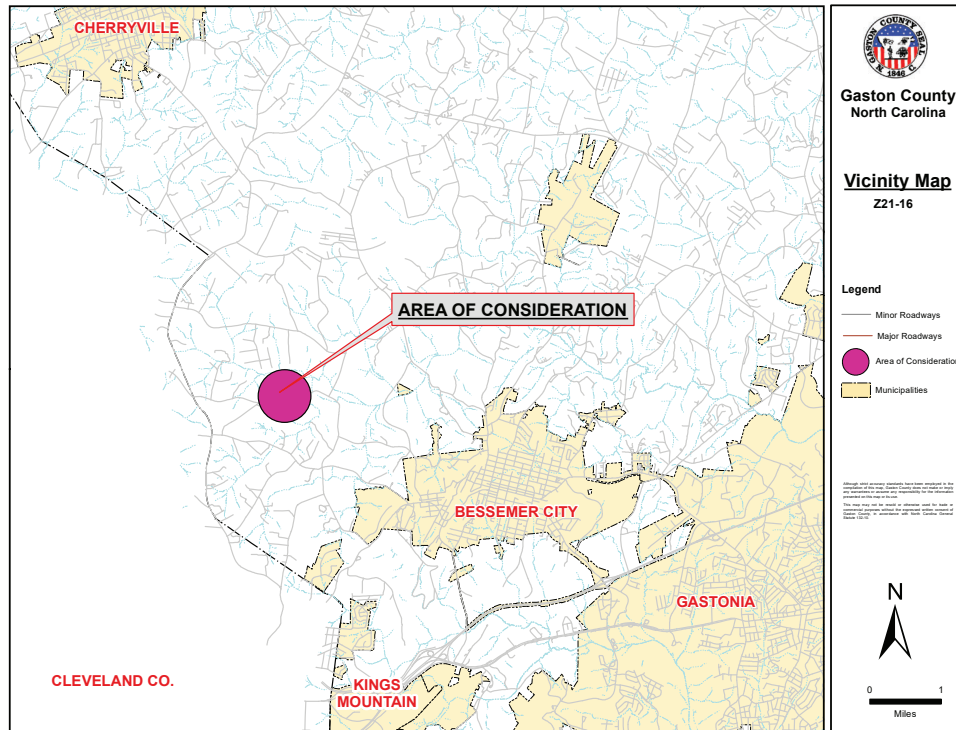
Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

**(6) By Conditional Zoning:** None**(7) By Conditional Zoning with supplemental regulations:**

Planned Residential Development (PRD); Planned Unit Development (PUD); Traditional Neighborhood Development (TND)

**(8) By Special exception:** None**(9) By Special exception with supplemental regulations:**

Family Care Home





**Z21-18 Subject and Adjacent Properties Map**

See reverse side for listing of property owners

 **Area of consideration**

**Z21-18 Owner and Adjacent Property Listing**

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	305535	BRIDGES BARBARA ANNETTE	QUESENBERRY DIANA LYNN	907 MANOR DR	KINGS MOUNTAIN	NC	28086
1	156788	ROBINSON CATHERINE R		1360 LEWIS FARM RD	KINGS MOUNTAIN	NC	28086
2	156789	ROBINSON CATHERINE R		1360 LEWIS FARM RD	KINGS MOUNTAIN	NC	28086
3	156742	ROBINSON CATHERINE R		1360 LEWIS FARM RD	KINGS MOUNTAIN	NC	28086
4	156782	MOWER MICHAEL ANDREW	MOWER ROBIN L	1337 LEWIS FARM RD	KINGS MOUNTAIN	NC	28086
5	305534	LINGERFELT ROBERT R JR & OTHER	BRIDGES BARBARA ANNETTE	137 PAW JIM ROAD	KINGS MOUNTAIN	NC	28086
6	221258	MOWER MICHAEL ANDREW	MOWER ROBIN L	1337 LEWIS FARM RD	KINGS MOUNTAIN	NC	28086
7	305533	LINGERFELT ROBERT R JR & OTHER	BRIDGES BARBARA ANNETTE	137 PAW JIM ROAD	KINGS MOUNTAIN	NC	28086