



TITLE: ZONING MAP CHANGE: REZ-24-10-21-00196, STEPHEN AND RUTH ABBOTT (APPLICANTS); PROPERTY PARCELS: 314245 & 314246, LOCATED ON SHALOM DR., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on January 28, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 314245 & 314246 (Previously a portion of 314244)
Applicant(s): Stephen and Ruth Abbott
Owner(s): Stephen and Ruth Abbott
Property Location: Shalom Drive, Dallas
Request: Rezone from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General 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 request for parcels 314245 & 314246, located on Shalom Dr., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District on January 6, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.

Motion: Marcantel Second: Horne Vote: 7-0
Aye: Brooks, Crane, Harvey, Horne, Magee, Marcantel, Sadler
Nay: None
Absent: Harris, Hurst
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	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-001	01/28/2025	BH	AF	A	A	AB	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

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

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:


- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED 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:

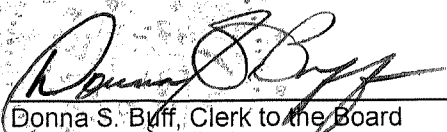
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.

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 parcels: 314245 & 314246, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-3) Single Family General Zoning District.

- 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-24-10-21-00196)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone a portion of the property from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District.

Applicant(s):

Stephen and Ruth Abbott

Property Owner(s):

Stephen and Ruth Abbott

Parcel Identification (PID):

New PID #s: 314245 & 314246
(Previously a portion of PID #314244)

Property Location:

Shalom Drive, Dallas

Total Property Acreage:

2.0 acres

Acreage for Map Change:

2.0 acres

Current Zoning:

(R-1) Single-Family Limited

Proposed Zoning:

(R-3) Single-Family General

Existing Land Use:

Residential

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 2: North 321 Gaston/North Central Gaston

Key issues for citizens in this area include: the 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.

Comprehensive Plan Future Land Use: Rural

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.

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 Drive – Shalom Drive

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

The TRC Reviewed this request on Wednesday, December 4th, and the following departments had no comments:

- Gaston County Building Plan Review
- EMS
- Natural Resources

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is located in the northeastern portion of the county, just off Kiser Dairy Road but, accessed off Shalom Drive. The area is heavily residential in nature with different housing types and styles included throughout the surrounding properties.

This property, in total, is 45.38 acres in size. Earlier this fall, the applicants subdivided the property through the family exemption process to create two, one-acre lots for their children. The rezoning request is for these two lots only, while the remainder of the property will keep the (R-1) zoning district. The approved subdivision plat has been included as an attachment and the rezoning is to only apply to "Lot 3 & 4" on this plat.

If approved, any uses allowed in the (R-3) Single Family General 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 January 6, 2025, and recommended approval of the request by a unanimous 7 to 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 keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-10-21-00196, 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 keep the parcel residential in nature and maintain the rural “feel” of the community, as envisioned by the North 321 Gaston small area plan.

These findings are supported by a 7 – 0 vote by the Gaston County Planning Board during its January 6, 2025, 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-

Applicant ☐

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Stephen Alston and Ruth Broome Abbott
(Print Full Name)

Mailing Address: 4523 Pinebrook Ct. Gastonia, NC 28056
(Include City, State and Zip Code)

Telephone Numbers: 704-813-9460 704-813-9461
(Area Code) Business (Area Code) Home

Email: ruth@abbottservice.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: Stephen Alston And Ruth Broome Abbott
(Print Full Name)

Mailing Address: 4523 Pinebrook Ct. Gastonia, NC 28056
(Include City, State and Zip Code)

Telephone Numbers: 704-813-9460 704-813-9461
(Area Code) Business (Area Code) Home

Email: ruth@abbottservice.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 200 Shalam Dr., Dallas,
NC 28034

Parcel Identification (PID): 310378

Acreage of Parcel: 45.38 +/- Acreage to be Rezoned: 45.38 +/- Current Zoning: R-1

Current Use: Agricultural Use / Single Residence Proposed Zoning: R-3

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) 310378 hereby give Ruth Broome Abbott (Name of Applicant) consent to execute this proposed action.

Ruth Broome Abbott
(Signature)

10/20/24
(Date)

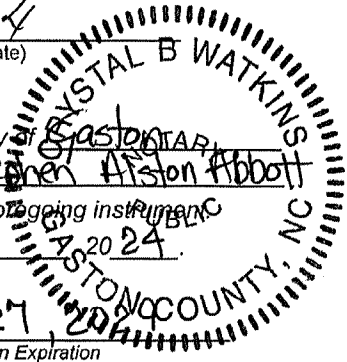
Stephen Histon Abbott
(Signature)

10/20/24
(Date)

I, Crystal B. Watkins, a Notary Public of the County of Gaston, State of North Carolina, hereby certify that Ruth Broome Abbott and Stephen Histon Abbott personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 20 day of October.

Crystal B. Watkins
Notary Public Signature

January 27, 2026
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.

Ruth Broome Abbott
Signature of Property Owner or Authorized Representative

10/20/24
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: _____ Application Number: _____ Fee: _____

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: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

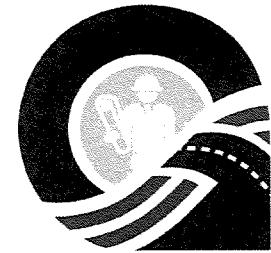
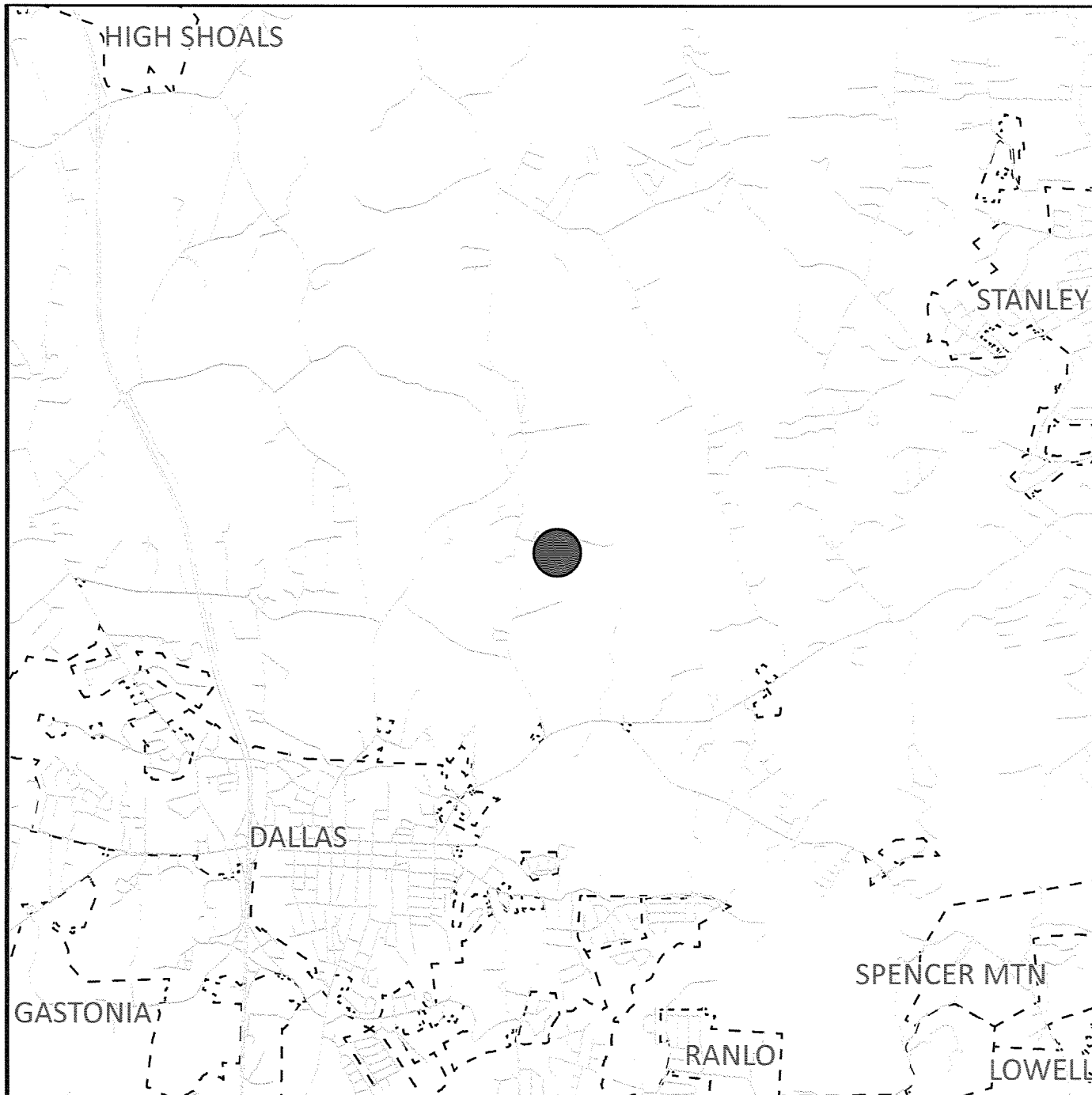
Commissioner's Decision: _____ Date: _____

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.

Uses Allowed In the (R-3) Zoning Jurisdiction




Abattoir Class 1	SPs	Convenience Store, Closed 12AM to 5AM	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs	Planned Unit Development (PUD)	Xs/CDs	Telecommunication Tower & Facilities	SPs
Animal Grooming Service for household pet (indoor kennels)	SP	Country Club	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs	Post Office	SP	Tourist Home	X
Animal Hospital (Outdoor kennel)	SPs	Day Care Center, Class A	Xs	Golf Course; Golf Driving Range; Golf Miniature	SPs	Private Residential Quarters (PRQ)	Xs	Tower and/or Station, Radio & Television Broadcast	SPs
Animal Hospital, (Indoor kennel)	SPs	Day Care Center, Class B	Xs/SPs	Group Home	Xs	Produce Stand	Xs	Traditional Neighborhood Development (TND)	Xs/CDs
Animal Kennel	SPs	Day Care Center, Class C	SPs	Home Occupation, Customary	Xs	Race Track, Small	SPs	Upholstery Shop	SP
Animal Shelter	SPs	Dwelling, Manufactured Home Class A	X	Home Occupation, Rural	Xs	Recreation Center and Sports Center	SPs	Wood Waste Grinding Operation	SPs
Assisted Living Center	SPs	Dwelling, Manufactured Home Class B	X	Library	SP	Recycling Deposit Station, accessory	X	Zoo	SP
Automobile Hobbyist	Xs	Dwelling, Manufactured Home Class C	Es	Machine, Metal, Wood Working, Welding Shop	SPs	Recycling Deposit Station, principal use	SPs		
Automobile Repair Shop / Automobile, Truck Sales, Accessory	SPs	Dwelling, Manufactured Home Class D	Es	Manufactured Home Park	Es	Restaurant, within other facilities	Xs		
Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	SPs	Dwelling, Single Family	X	Marina, Accessory	Xs	Riding Stables	SPs		
Bed and Breakfast Inn	SPs	Dwelling, Two Family	Xs	Marina, Commercial	SP	Rodeo / Accessory Rodeo	SPs		
Bona Fide Farms	Xs	Essential Services Class 1	X	Maternity Home	Xs/SPs	School for the Arts	SP		
Botanical Garden	Xs	Essential Services Class 2	Xs	Military Reserve Center	SPs	School, Elementary & Middle (public & private)	Xs		
Camping and Recreational Vehicle Park	SPs	Essential Services Class 3	SP	Museum	SP	School, Senior High (public & private)	Xs		
Cemetery	SPs	Essential Services Class 4	Xs/SPs	Nursery (Garden)	SPs	Small House Community	SP		
Church / Place of Worship	Xs	Family Care Home	Xs/SPs	Nursing Home, Rest Home	SPs	Special Events Facility	SPs		
College / University	SP	Firing Range, Indoors, principal use	SPs	Paint Ball / Laser Tag Facility	SPs	Special Events Facility, Accessory	SPs		
Conference / Retreat / Event Center	SPs	Firing Range, Outdoors, principal use	SPs	Park	Xs/SPs	Stadium	Xs/SPs		
Continuing Care Facility	SPs	Fish Hatcheries	SP	Parking Lot	SPs	Taxidermy	X		
Contractor's Office	SP	Flex Space	Xs	Planned Residential Development (PRD)	Xs/CDs	Telecommunication Antennae & Equipment Buildings	Xs		



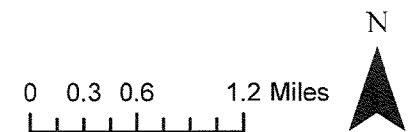
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-24-10-21-00196

LEGEND

-  Roads
-  Municipalities
-  Subject Parcel

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GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-24-10-21-00196

LEGEND

— Roads

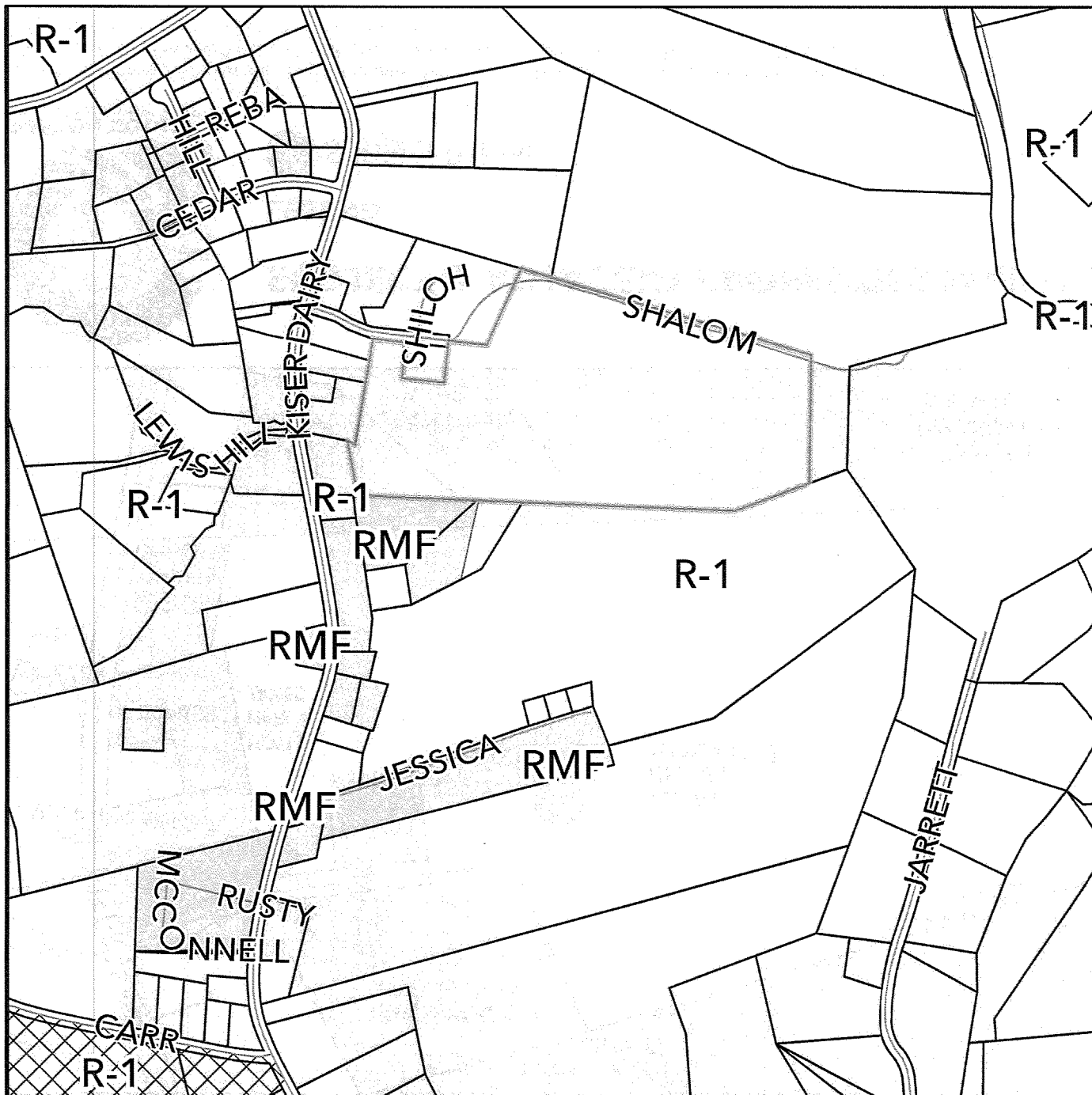
□ Parcels

▭ Subject Parcel

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0 0.03 0.06 0.11 Miles





ZONING MAP **REZ-24-10-21-00196**

LEGEND

— Roads

□ Parcels

ZONE TYPE

□ R-1

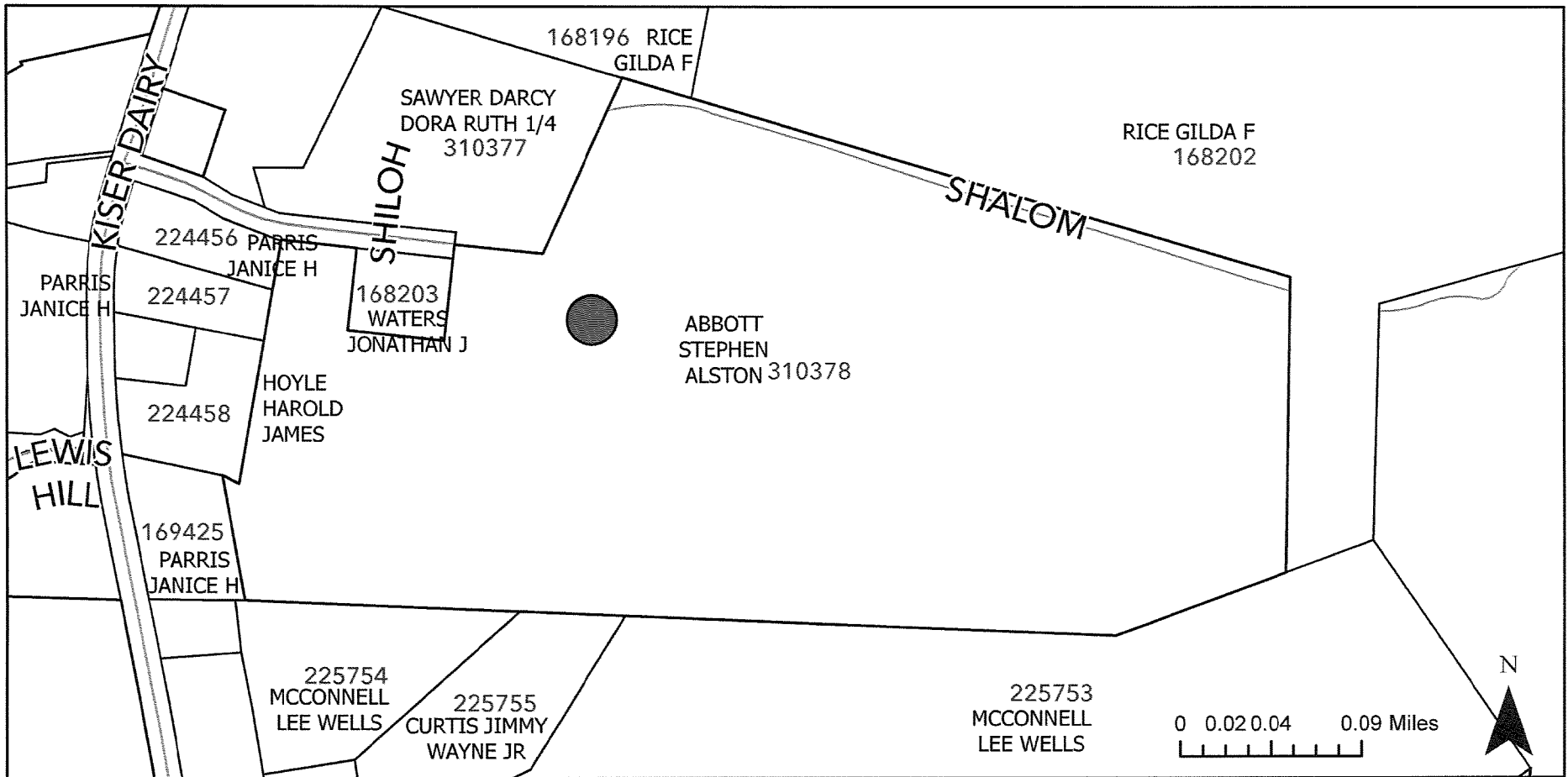
□ RMF

□ Subject Parcel

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0 0.05 0.1 0.2 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-10-21-00196

LEGEND



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Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6837

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

Memorandum

To: Peyton Wiggins CZO, Planner II, Building & Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: December 4th, 2024
Subject: General Rezoning – Shalom Dr —GCLMPO Comments

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

1. The proposed development is located at 200 Shalom Dr, Dallas, NC, 28034. PID: 310378
 - A. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
 - B. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
 - C. 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 #: 24-646

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-24-10-21-00196, Stephen and Ruth Abbott (Applicants); Property Parcels: 314245 & 314246, Located on Shalom Dr., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District

STAFF CONTACT

Peyton Wiggins - 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. Stephen and Ruth Abbott (Applicants); Property Parcels: 314245 & 314246, Located on Shalom Dr., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District. A public hearing was advertised and held on January 28, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on January 6, 2025, 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

Ordinance, 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	JBailey	CBrown	CCLoninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-001	01/28/2025	BH	AF	A	A	AB	A	A	A	A	U

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