

General Rezoning Application (Z22-25)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay	
Applicant(s):	Property Owner(s):
Phillip Breedlove	Bradley Ryan Gross, Danellia Deborah Mann
Parcel Identification (PID):	Property Location:
146576, 146575	111 McCarver Rd. (Gastonia)
Total Property Acreage:	Acreage for Map Change:
1.78 ac	1.78 ac
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited, (US) Urban Standards Overlay	(R-2) Single Family Moderate, (US) Urban Standards Overlay
Existing Land Use:	Proposed Land Use:
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
Area 4: The Garden Gaston
Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and, maintaining enhanced quality of life.
Comprehensive Plan future Land Use: Rural Community
Rural Communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel
Staff Recommendation:
Application, as presented, <i>is consistent</i> 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)
See Attached

STAFF SUMMARY

Prepared By: Sarah Carpenter Penley, Senior Planner

This property is located in the south east region of the county and just west of the 321 Highway corridor. The location is two (2) vacant abutting lots on a residential street consisting primarily of site built and double wide manufactured homes in the immediate vicinity.

If approved, any uses allowed in the current zoning (R-2) zoning district would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD RECOMMENDATION

Scheduled Meeting Date: October 3, 2022

Meeting Summary / Points of Discussion: Staff provided Board members with a brief presentation of the property, which included, a list of uses allowed by right within the (R-2) Single Family Moderate Zoning District. Board members had no questions or concerns.

The Board voted to approve the application, with a vote of (7) to (1) based upon the following statement of consistency:

*The proposed rezoning is in the Rural Communities future land use plan. The area consists of residential buildings on smaller lots, built closer to the roadway. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel. The use, going from (R-1) to (R-2) will maintain the subject parcel as residential in nature, which **is consistent** with the purpose of providing residential housing while maintaining a neighborhood look and feel within the Rural Communities designation.*



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** -22-09-07-00127

Applicant ☒ Planning Board (Administrative) ☐ Board of Commission (Administrative) ☐ ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: phillip breedlove
(Print Full Name)
Mailing Address: 508 n. apple street gastonia NC 28054
(Include City, State and Zip Code)
Telephone Numbers: 704 923 4456 704 575 2330
(Area Code) Business (Area Code) Home
Email: pbreedlove@mecjax.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: Brad Gross
(Print Full Name)
Mailing Address: 2240 township road 108 huntsville OHIO 43324
(Include City, State and Zip Code)
Telephone Numbers: 704 524 9437
(Area Code) Business (Area Code) Home
Email: Thetvshop38@yahoo.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 111 and 000 mccarver Rd
Parcel Identification (PID): 146576 and 146575
Acreage of Parcel: 1.78 +/- Acreage to be Rezoned: 1.78 +/- Current Zoning: R-1
Current Use: empty Proposed Zoning: R-2

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: <u>Danellia Mann</u>	Name of Property Owner: <u>Brad Gross</u>
Mailing Address: <u>2240 Township Road 108</u> <u>Huntsville OH 43324</u> (Include City, State and Zip Code)	Mailing Address: <u>2240 Township Road 108</u> <u>Huntsville OH 43324</u> (Include City, State and Zip Code)
Telephone: <u>(704) 941-5461</u> (Area Code)	Telephone: <u>(704) 524-9437</u> (Area Code)
Parcel: <u>146576 and 146575</u> (If Applicable)	Parcel: <u>146576 and 146575</u> (If Applicable)
<u>[Signature]</u> (Signature)	<u>[Signature]</u> (Signature)

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) 146576 and 146575

hereby give phillip breedlove consent to execute this proposed action.

(Name of Applicant)

[Signature]
(Signature)
[Signature]
(Signature)

9/20/22

(Date)

9/20/22

(Date)

I, Taylor Richardson, a Notary Public of the County of Logan
State of North Carolina, hereby certify that Bradley Gross
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 September, 2022.

[Signature]
Notary Public Signature



TAYLOR RICHARDSON
Notary Public, State of North Carolina
My Commission Expires April 3, 2027

(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.

phillip breedlove
Signature of Property Owner or Authorized Representative

Digitally signed by phillip breedlove

9/14/2022

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.

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

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: Sarah Carpenter Penley, Subdivision Administrator, Building and Development Services
From: Julio Paredes, Planner
Date: September 21, 2022
Subject: GCLMPO Rezoning Review – Z22-25 111 McCarver Rd. (Gastonia)

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 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 111 McCarver Rd, Gastonia, NC, 28056, USA. 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.



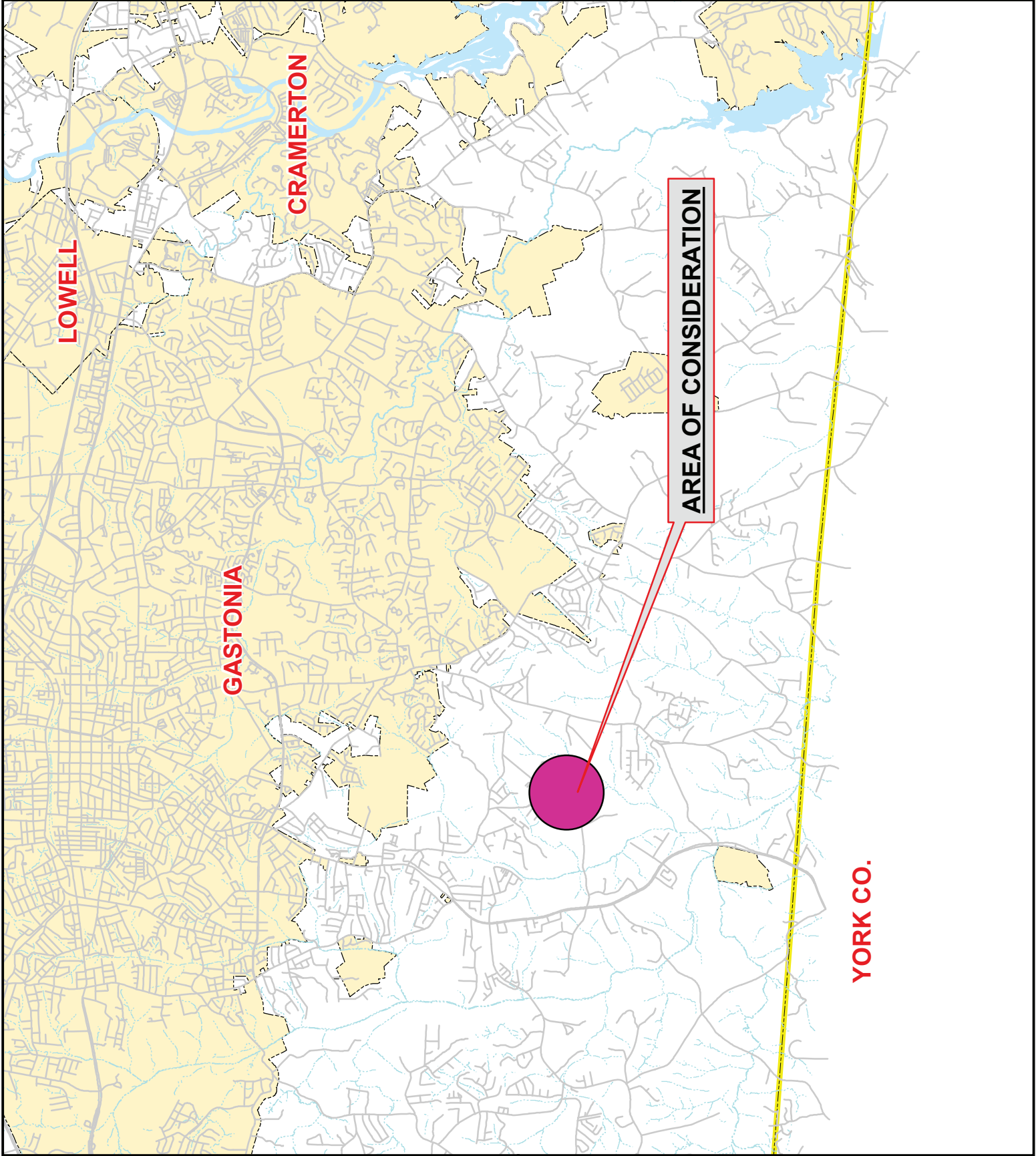
Vicinity Map

Z22-25

Area of
Consideration

Legend

- Minor Roadways
- Major Roadways
- Municipalities



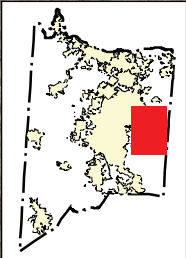
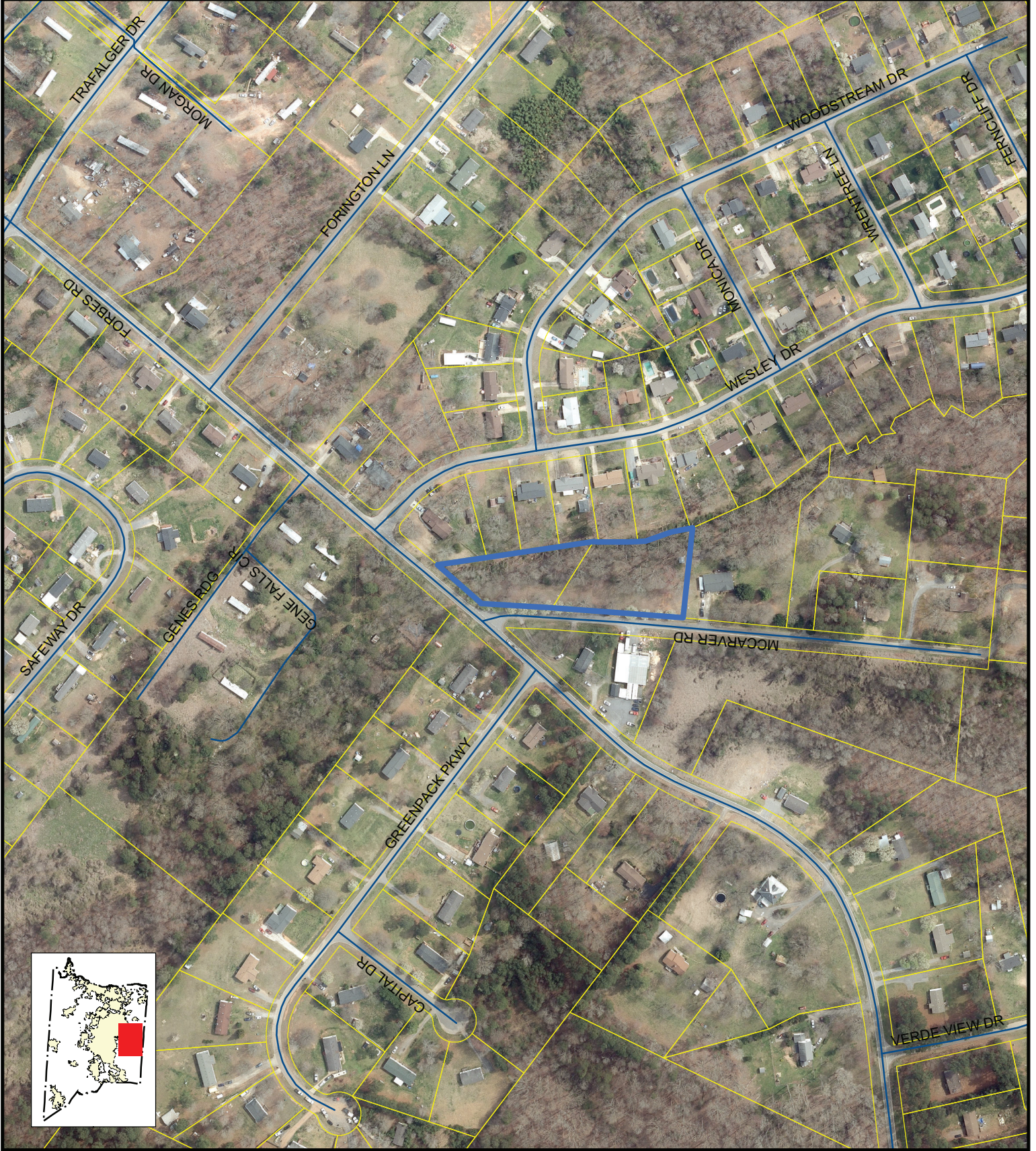


Overview Map

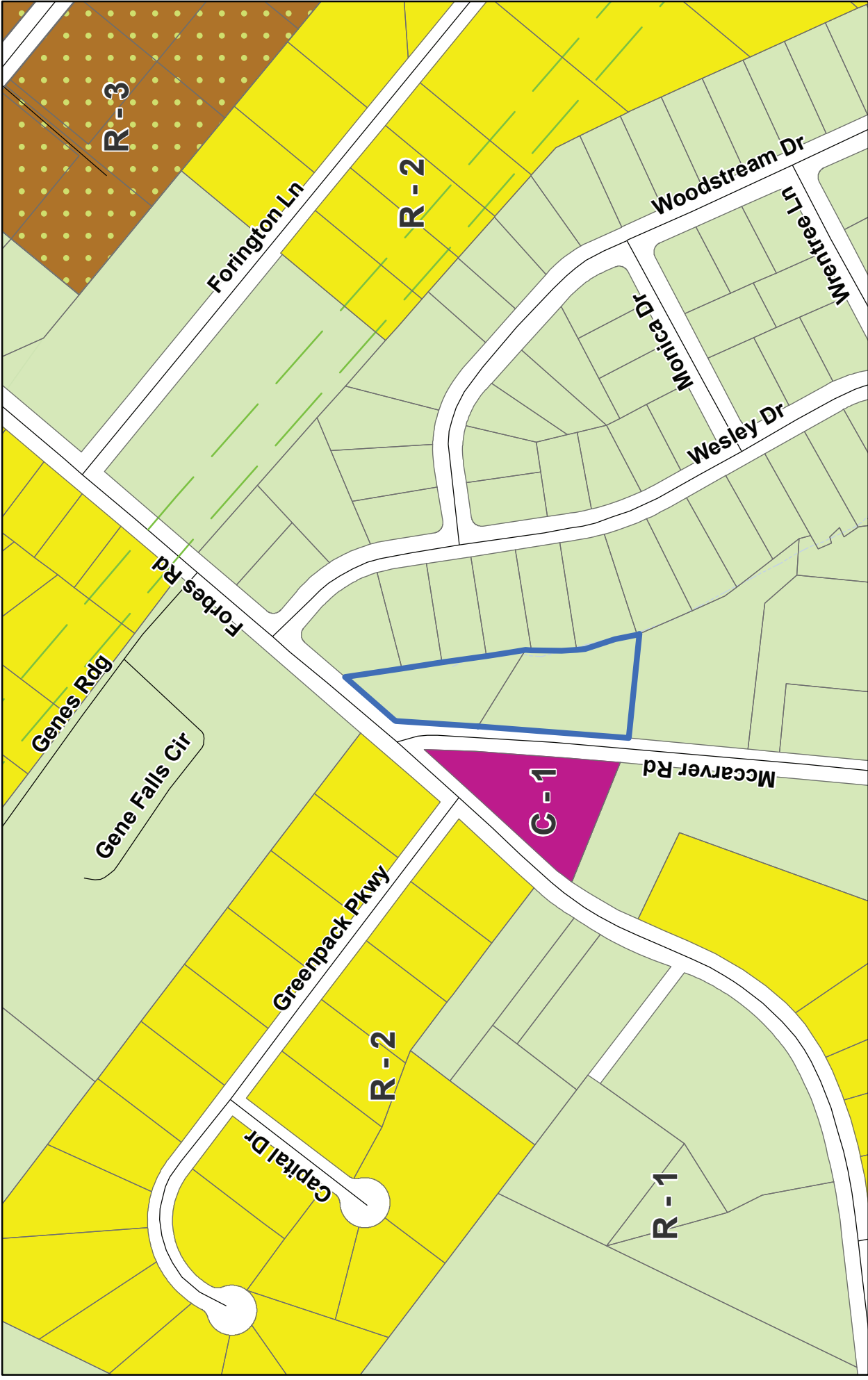
2019 Orthophoto
Z22-25

Legend


- Subject Area
- Property Parcels

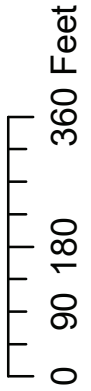
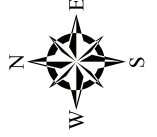


FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



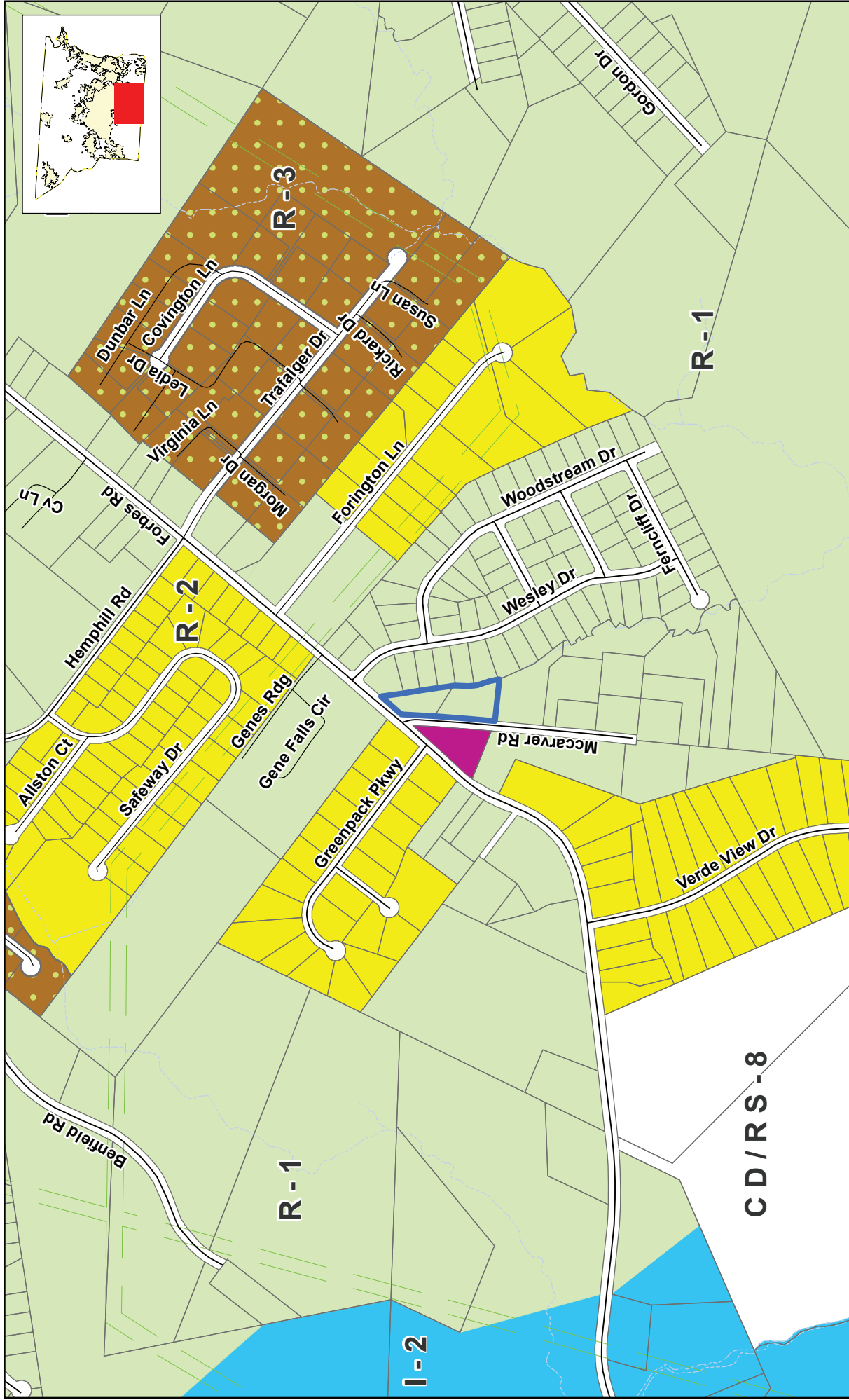
GASTON COUNTY
Zoning Map
Z22-25

 Subject Area



- (R-1) Single Family Limited
- (R-2) Single Family Moderate
- (R-3) Single Family General
- (C-1) Light Commercial

(Overlays not shown)



GASTON COUNTY ZONING REVIEW MAP



- Area of Consideration**
- R-1 Single Family Limited
 - R-2 Single Family Moderate
 - R-3 Single Family General
 - C-1 Light Commercial
 - I-2 General Industrial

Application: Z22-25
Parcel(s): 146575, 146576
Request: (R-1)(US) to (R-2)(US)
(Overlays not shown)
Map Date: 09/21/22



 * Area of consideration

Z22-25 Subject and Adjacent Properties Map

Z22-25 OWNER & ADJACENT PROPERTY OWNER 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>
	146575/ 146576 146575/ 146576	GROSS BRADLEY RYAN BREEDLOVE PHILLIP	MANN DANELLIA DEBORAH	123 MCCARVER RD 508 N APPLE ST	GASTONIA GASTONIA	NC NC	28056 28054
1	146441	GAYDIS ROBERT		1500 GREENPACK PKWY	GASTONIA	NC	28056
2	146442	FALLS BARRY WAYNE & OTHERS	FALLS RANDY BRYAN	4509 COACHWOOD LN	GASTONIA	NC	28056
3	146619	HILL RACHEL GHORLEY		2806 FORBES RD	GASTONIA	NC	28056
4	146620	HILL RACHEL GHORLEY		2806 FORBES RD	GASTONIA	NC	28056
5	146621	2018-3 IH BORROWER LP	C/O INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS	TX	75201
6	146622	MORRIS DANE	MORRIS BRENDA	301 WESLEY DR	GASTONIA	NC	28056
7	146623	JEFFERIES PRISCILLA ANN		305 WESLEY DR	GASTONIA	NC	28056
8	146624	MCCOY JACK &	MCCOY SHIRLEY	309 WESLEY DR	GASTONIA	NC	28056
9	146625	ALLEN SHACARA		313 WESLEY DR	GASTONIA	NC	28056
10	146577	SEGURO-VELEZ SANTIAGO	LIAO MEE SHIUICH	7300 PAWTUCKETT ROAD	CHARLOTTE	NC	28214
11	205291	ACHESON D STARR		1528 MAPLE GROVE DR	JOHNS ISLAND	SC	29455
12	146442	FALLS BARRY WAYNE & OTHERS	FALLS RANDY BRYAN	4509 COACHWOOD LN	GASTONIA	NC	28056