

# 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, ***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)

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 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:

Danellia Mann

Name of Property Owner:

Brad Gross

Mailing Address:

2240 Township Road 108  
Huntsville OH 43324

Mailing Address:

2240 Township Road 108  
Huntsville OH 43324

(Include City, State and Zip Code)

Telephone:

(704) 941-5461

Telephone:

(704) 524-9437

(Area Code)

Parcel:

146576 and 146575

Parcel:

146576 and 146575

(If Applicable)

(If Applicable)

(Signature)

(Signature)

## E. AUTHORIZATION AND CONSENT SECTION

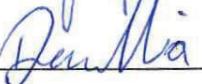
(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 146576 and 146575

hereby give phillip breedlove \_\_\_\_\_ consent to execute this proposed action.

(Name of Applicant)



(Signature)



(Signature)

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 25 day of September, 20 22.



Notary Public Signature



TAYLOR RICHARDSON  
Notary Public, State of Ohio  
Commission Expiration 4-3-27  
My Commission Expires 4-3-27

(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



Digitally signed by phillip breedlove

Signature of Property Owner or Authorized Representative

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

Date Received: \_\_\_\_\_ Application Number: \_\_\_\_\_ Fee: \_\_\_\_\_

### OFFICE USE ONLY

### OFFICE USE ONLY

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

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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)

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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](mailto:juliop@cityofgastonia.com).



**Vicinity Map**  
**Z22-25**

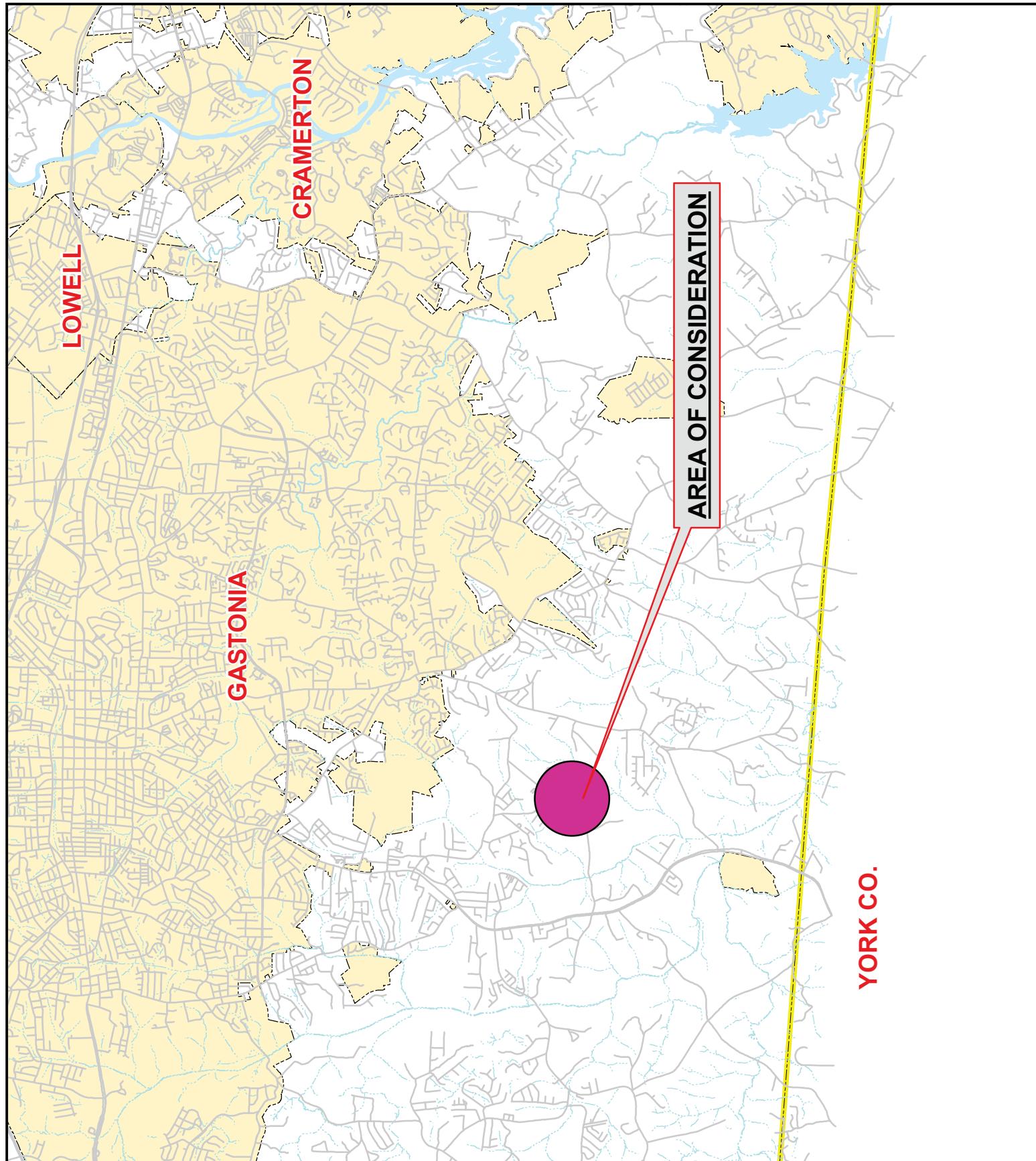
Area of  
Consideration

**Legend**

Area of Consideration	Minor Roadways
	Major Roadways
	Municipalities



0 1  
Miles





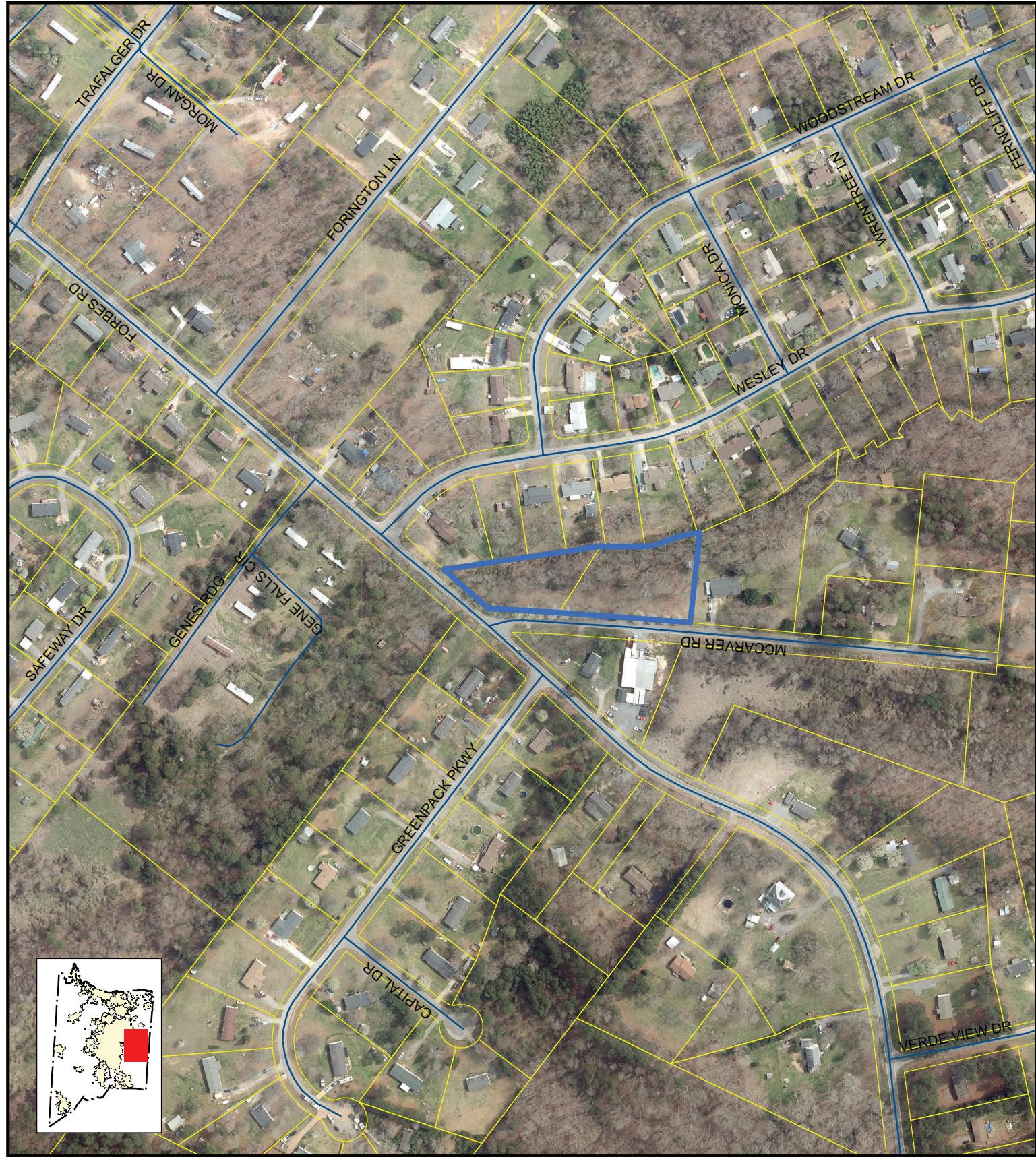
**Overview Map**  
2019 Orthophoto  
Z22-25

**Legend**

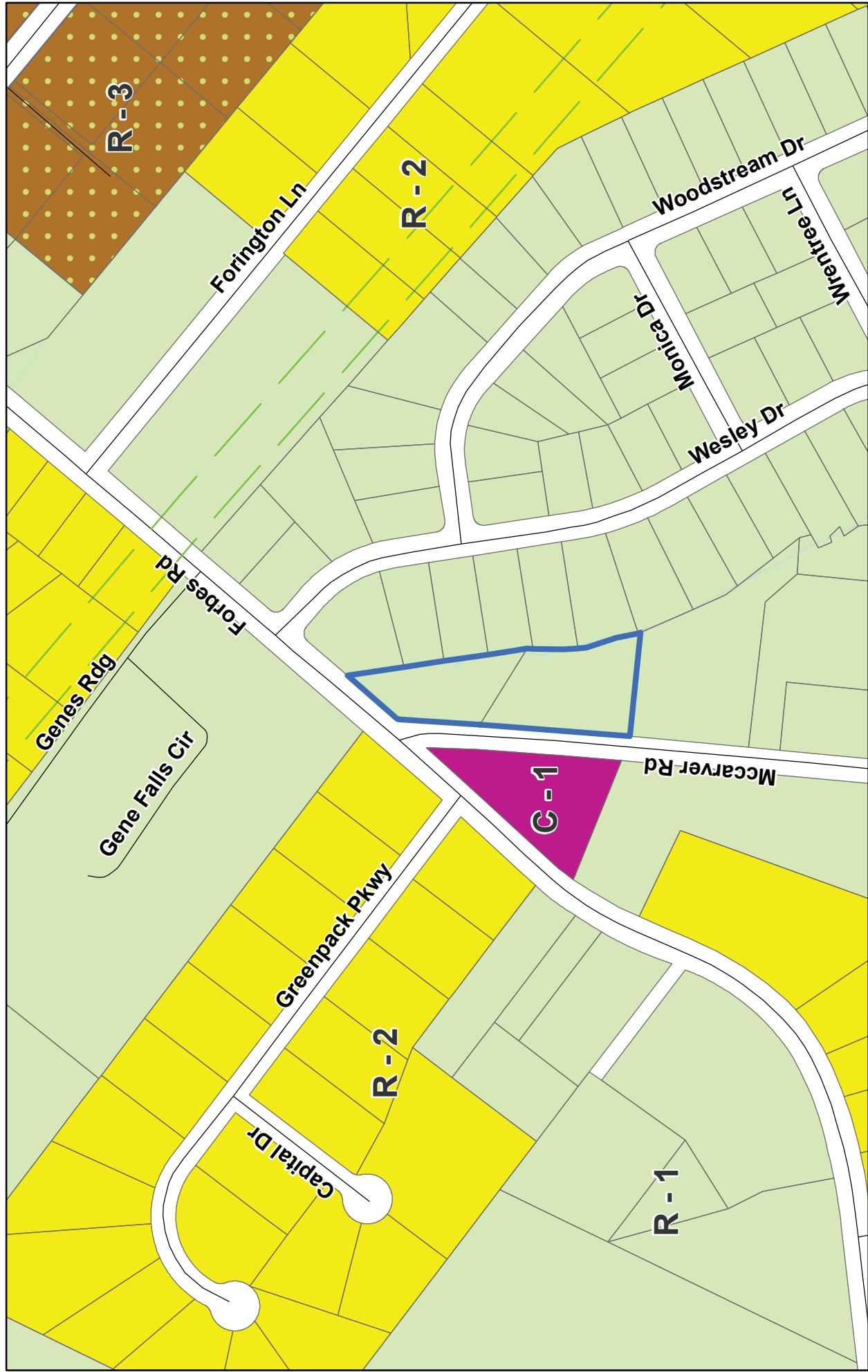
- Subject Area (Blue)
- Property Parcels (Yellow)



0 180 360 Feet



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



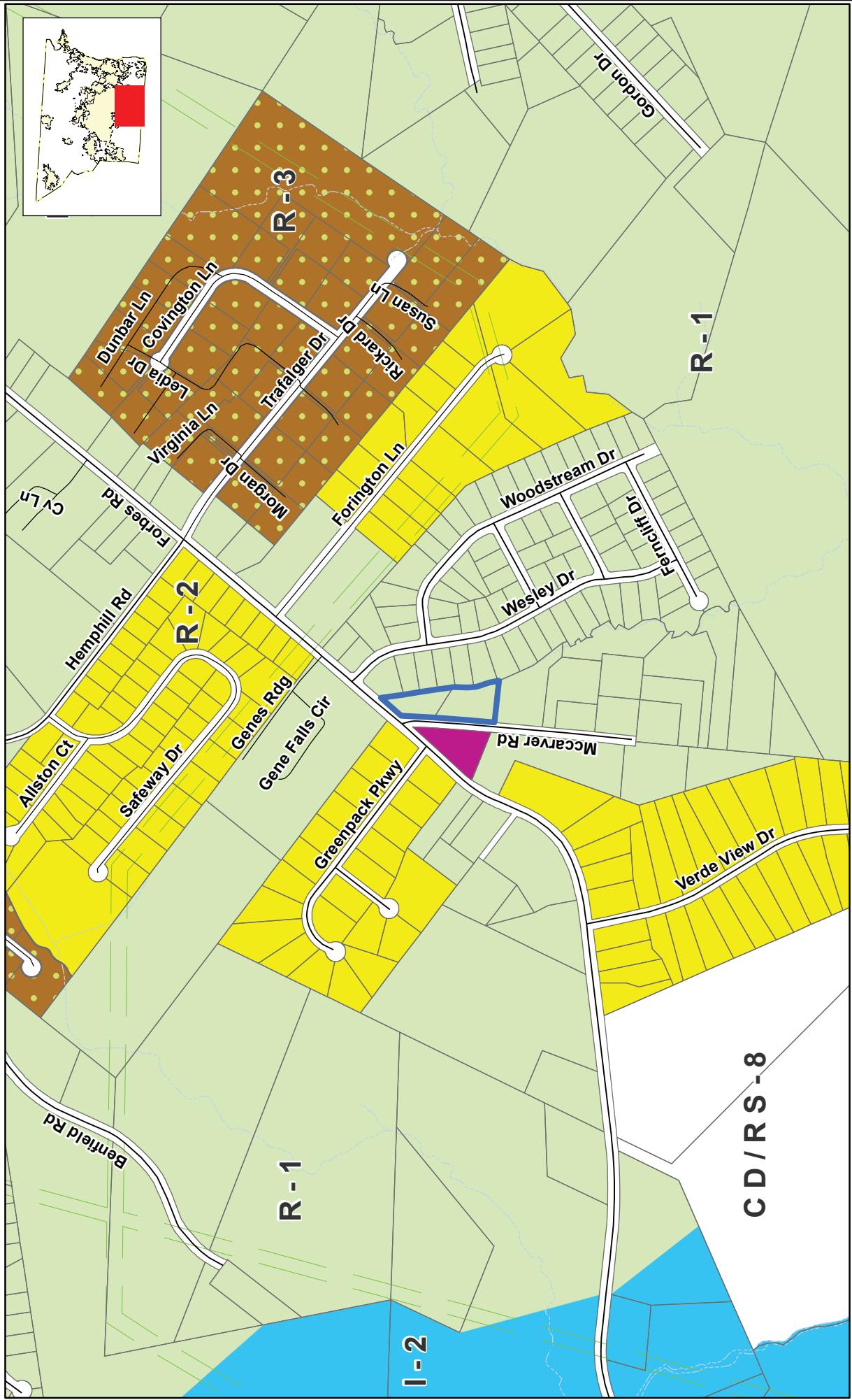
**GASTON COUNTY**  
**Zoning Map**  
Z22-25

Subject Area

N  
W E S  
0 90 180 360 Feet

(R-1) Single Family Limited  
(R-2) Single Family Moderate  
(R-3) Single Family General  
(C-1) Light Commercial  
(Overlays not shown)

**FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE**



**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



0 1500 600 900 1,200 Feet

Area of consideration

Z22-25 Subject and Adjacent Properties Map



**Z22-25 OWNER & ADJACENT PROPERTY OWNER LISTING**

<b>NO:</b>	<b>PARCEL OWNER NAME</b>	<b>OWNER NAME 2</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
146575/	GROSS BRADLEY RYAN	MANN DANELLIA DEBORAH	123 MCCARVER RD	GASTONIA	NC	28056
*	146576	BREEDLOVE PHILLIP	508 N APPLE ST	GASTONIA	NC	28054
1	146441	GAYDIS ROBERT	1500 GREENPACK PKWY	GASTONIA	NC	28056
2	146442	FALLS BARRY WAYNE & OTHERS	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	1717 MAIN ST STE 2000	DALLAS	TX	75201
6	146622	MORRIS DANE	301 WESLEY DR	GASTONIA	NC	28056
7	146623	JEFFERIES PRISCILLA ANN	305 WESLEY DR	GASTONIA	NC	28056
8	146624	MCCOY JACK &	309 WESLEY DR	GASTONIA	NC	28056
9	146625	ALLEN SHACARA	313 WESLEY DR	GASTONIA	NC	28056
10	146577	SEGURO-VELEZ SANTIAGO	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	4509 COACHWOOD LN	GASTONIA	NC	28056
		FALLS RANDY BRYAN				