

Zoning Map Change. REZ-25-04-01-00225, Land Use Consulting, LLC (Applicant), Property Parcel. 225342, Located at 130 Georgia Belle Ave., Belmont, NC, Rezone from (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet Zoning District
Page 2

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:

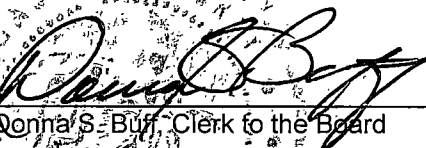
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the suburban development future land use designation

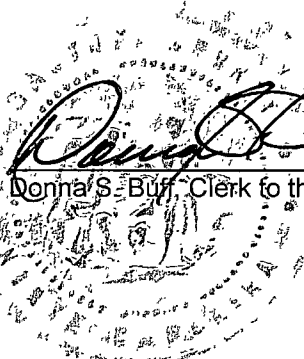
The Commission considers this action to be reasonable and in the public interest, based on. Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel. 225342, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (RS-20) Single Family 20,000 Square Feet 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. Burr, Clerk to the Board



GASTON COUNTY REZONING APPLICATION (REZ-25-04-01-00225)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District to the (RS-20) Single-Family 20,000 Square Feet Zoning District	
Applicant(s)	Property Owner(s)
Land Use Consulting, LLC	Jack and Jill Atkins
Parcel Identification (PID)	Property Location
225342	130 Georgia Belle Ave
Total Property Acreage	Acreage for Map Change
2.26 acres	2.26 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited	(RS-20) Single-Family 20,000 Square Feet
Existing Land Use:	Proposed Land Use
Residential	Residential

COMPREHENSIVE LAND USE PLAN
Area 4. The Garden Gaston/Southeast 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: Suburban Development
This property was released from the City of Belmont's ETJ in 2018 and does not have an assigned future land use designation. Properties in the immediate vicinity are designated as Suburban Development, and staff is comfortable applying this designation to the subject property
Suburban Development consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multifamily houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.
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

The Gaston County TRC reviewed this request on Wednesday, July 23rd, and the following departments had no comments at this time

- Building Inspections
- Emergency Services

The Environmental Health Department provided the following comment:

- Prior to subdividing the property, it is recommended the applicants work with a certified septic contractor to locate the drain lines to ensure the drain lines are not crossing new property lines. The septic system must be 10 feet from the new property lines.

A letter from the Gaston Cleveland Lincoln MPO has been attached. There are no major funded transportation improvement projects in the immediate vicinity of the subject site.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property was within the City of Belmont's ETJ until July 29, 2025, and was zoned (R-R) Rural Residential under the Belmont Land Development Code. The property owners are requesting a rezoning to the (RS-20) Single-Family 20,000 Square Feet district rather than the county's default (R-1) Single-Family Limited district. Based on the surrounding properties and comparable lot sizes, staff supports the (RS-20) district as it is compatible with the area. The applicants intend to eventually subdivide the property, further supporting this request.

If approved, any uses allowed in the (RS-20) Single-Family 20,000 Square Feet Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO)

PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board met on August 25, 2025, and recommended approval of the request by a unanimous 8 to 0 vote based on

- 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 as envisioned by the suburban development future land use designation.



GASTON COUNTY PLANNING & ZONING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-04-01-00225, 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 as envisioned by the suburban development future land use designation

These findings are supported by an 8 - 0 vote by the Gaston County Planning & Zoning Board during its August 25, 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: Land Use Consulting LLC

(Print Full Name)

Mailing Address: 107 Bristlecone Ct, Gastonia 28056

(Include City, State and Zip Code)

Telephone Numbers: 704-460-0972

(Area Code) Business

(Area Code) Home

Email: Laurawork2018@gmail.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: Jack & Jill Atkins

(Print Full Name)

Mailing Address: 130 Georgia Belle Ave, Belmont 28012

(Include City State and Zip Code)

Telephone Numbers:

704-616-1795

(Area Code) Business

(Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 130 Georgia Belle Ave

Parcel Identification (PID) 225342

Acreage of Parcel: 2.26 +/- Acreage to be Rezoned: 2.26 +/- Current Zoning: default R-1

Current Use: single-family dwelling Proposed Zoning RS-20

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)

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.

Laura Hamilton

Digitally signed by Laura Hamilton
Date: 2025.04.01 20:58:43 -04'00'

Signature of Property Owner or Authorized Representative

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: _____

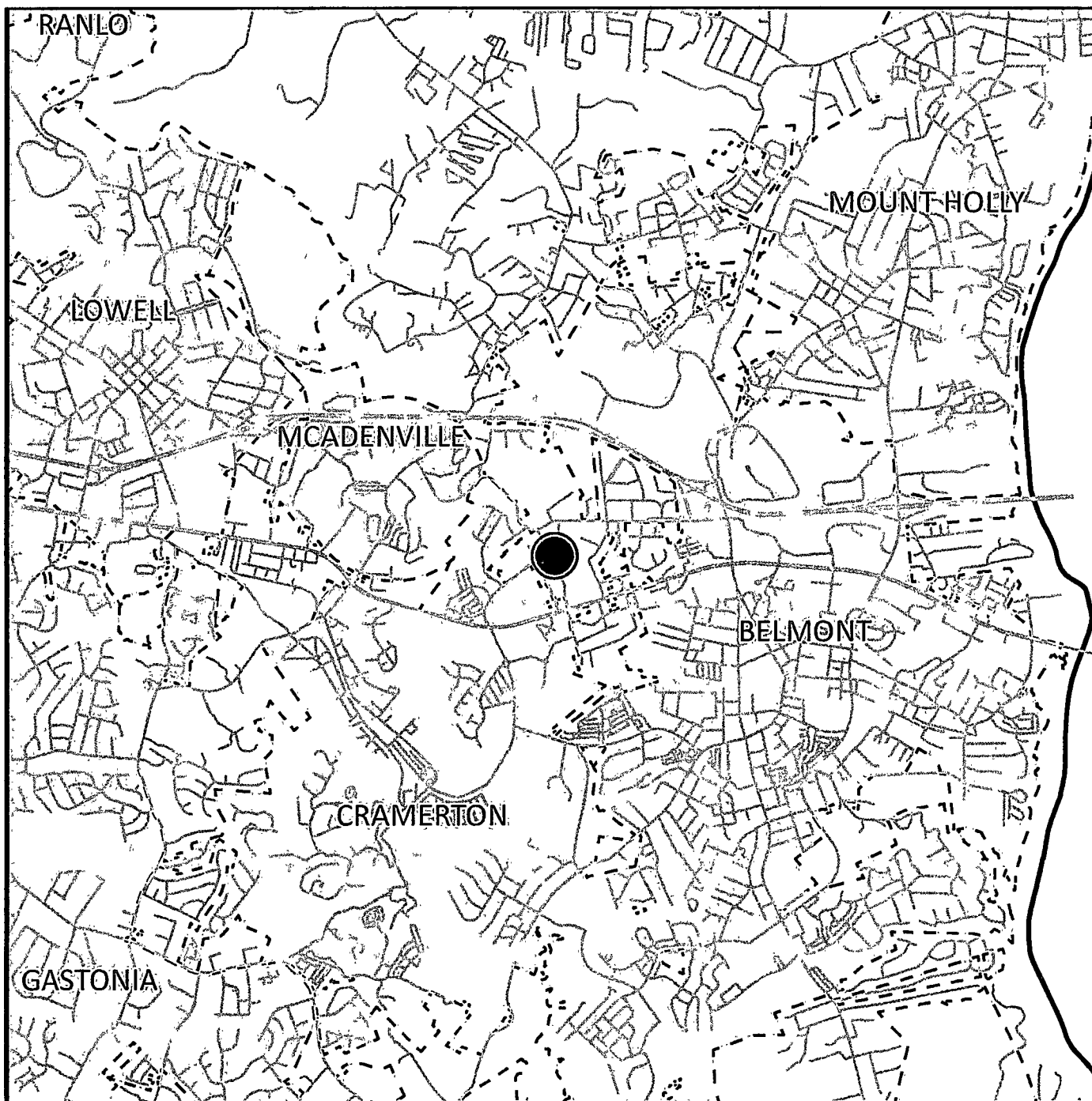
Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Uses Allowed in the (RS-20) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

Uses Allowed By-Right		Uses Allowed By-Right or By SUP or CD		Uses Allowed By SUP		Existing Uses with Limitations	
Automobile Hobbyist	Xs	Day Care Center, Class B	Xs/SPs	Assisted Living Center	SPs	Dwelling, Manufactured Home Class C	Es
Bona Fide Farms	Xs	Essential Services Class 4	Xs/SPs	Bed and Breakfast Inn	SPs	Dwelling, Manufactured Home Class D	Es
Church / Place of Worship	Xs	Family Care Home	Xs/SPs	Cemetery	SPs	Manufactured Home Park	Es
Day Care Center, Class A	Xs	Park	Xs/SPs	Continuing Care Facility	SPs		
Dwelling, Single Family	X	Planned Residential Development (PRD)	Xs/CDs	Country Club	SPs		
Dwelling, Two Family	Xs	Residential Infill Development	Xs/CDs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs		
Essential Services Class 1	X	Stadium	Xs/SPs	Golf Course; Golf Driving Range; Golf Miniature	SPs		
Essential Services Class 2	Xs	Traditional Neighborhood Development (TND)	Xs/CDs	Library	SP		
Flex Space	Xs			Museum	SP		
Home Occupation, Customary	Xs			Parking Lot	SPs		
Home Occupation, Rural	Xs			Recreation Center and Sports Center	SPs		
Marina, Accessory	Xs			Small House Community	SP		
Private Residential Quarters (PRQ)	Xs			Transit Station	SP		
Produce Stand	Xs						
Recycling Deposit Station, accessory	X						
Restaurant, within other facilities	Xs						
School, Elementary & Middle (public & private)	Xs						
School, Senior High (public & private)	Xs						
Telecommunication Antennae & Equipment Buildings	Xs						
Tourist Home	X						



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-04-01-00225

LEGEND

- Roads
- - - Municipalities
- Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS

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GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-04-01-00225

LEGEND

- Roads
- Parcels
- Subject Property

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N





ZONING MAP

REZ-25-04-01-00225

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-2

▨ I-2

■ RS-12

▨ RS-20

TYPE

×> US OVERLAY

□ Subject Parcel

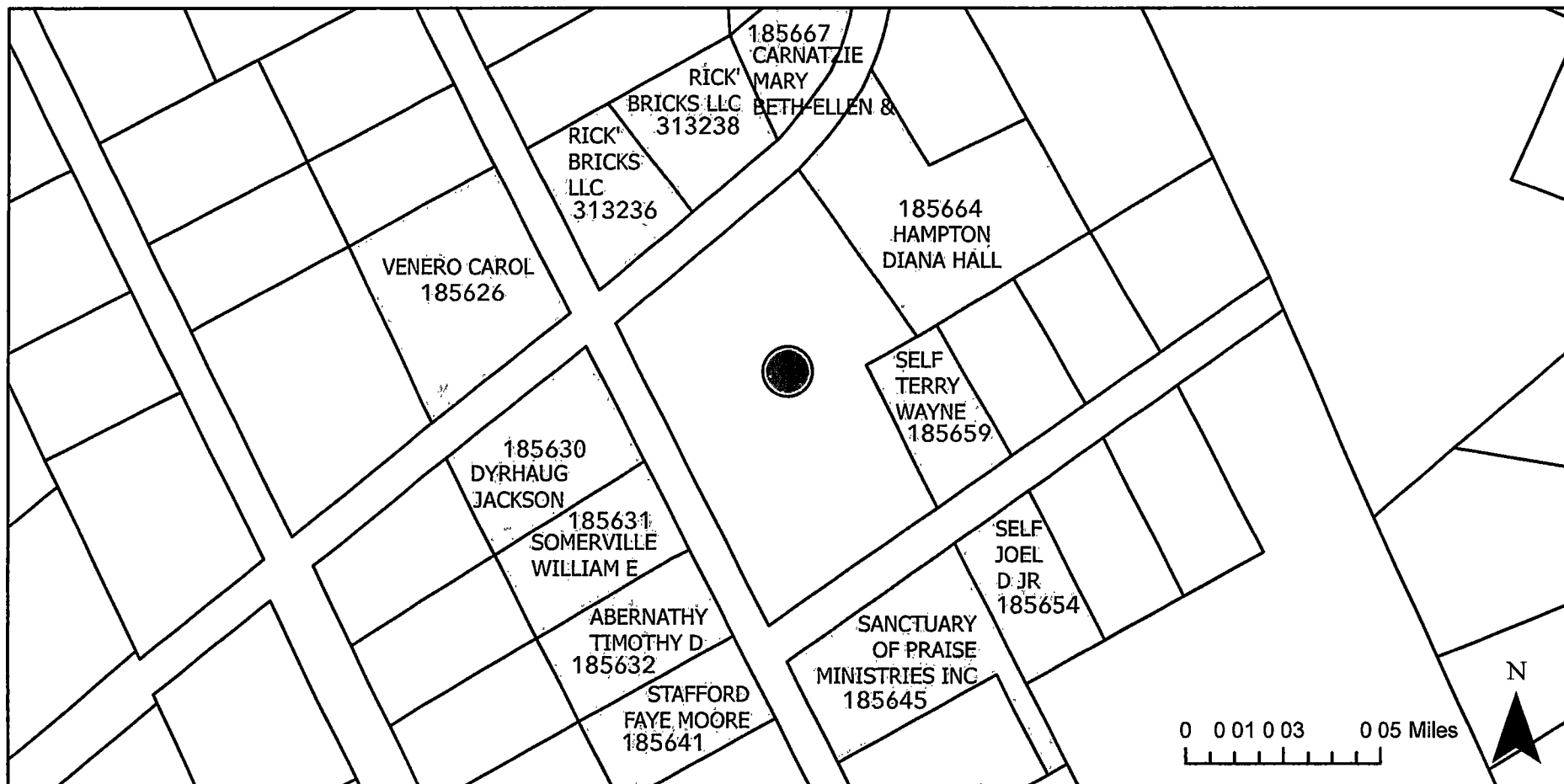
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SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-04-01-00225

LEGEND



Subject Parcel

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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 Peyton Wiggins CZO, Planner II, Building and Development Services
From Julio Paredes, AICP, Senior Planner, Gaston—Cleveland—Lincoln MPO
Date July 29th, 2025
Subject: REZ-225 - 130 Georgia Belle Ave in Belmont – GCLMPO Site Plan Review

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

The site is located at 130 Georgia Belle Avenue, Belmont, NC, 28012. On behalf of the GCLMPO, I offer the following comments.

1. According to the 2024-2033 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. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.
4. 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 julio.paredes@gastonianc.gov



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File # 25-434

Commissioner Bailey - Building & Development Services - Zoning Map Change. REZ-25-04-01-00225, Land Use Consulting, LLC (Applicant), Property Parcel: 225342, Located at 130 Georgia Belle Ave, Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet 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. Land Use Consulting, LLC (Applicant), Property Parcel: 225342, Located at 130 Georgia Belle Ave., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (RS-20) Single Family 20,000 Square Feet Zoning District. A public hearing was advertised and held on September 23, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on August 25, 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
2025-293	09/23/2025	TK	JB	A	A	N	A	A	A	A	6 - 1

DISTRIBUTION.

Laserfiche Users

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