

Zoning Map Change. REZ-25-03-25-00223, Mckenzie Marie Maiers (Applicant), Property Parcel: 171661, Located at 220 FL Maiers Rd., Gastonia, NC, Rezone 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
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 rural future land use designation as it is rural in nature with larger lots with homes that sit back from the roads they front upon

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: 171661, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

- 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-25-03-25-00223)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the 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)
McKenzie Marie Maiers	Tony Ray Maiers
Parcel Identification (PID)	Property Location:
171661	220 FL Maiers Rd
Total Property Acreage:	Acreage for Map Change:
4.06	4.06
Current Zoning:	Proposed Zoning:
R-1 with (US) Urban Standards Overlay	R-2 with (US) Urban Standards Overlay
Existing Land Use	Proposed Land Use
Residential	Residential

COMPREHENSIVE LAND USE PLAN
Area 3. Riverfront Gaston/Northeast Gaston
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, increased job opportunities, maintaining the rural “feel” of the community, increased commercial opportunities.
Comprehensive Plan future Land Use
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:
North Carolina Department of Transportation

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

The Gaston County TRC reviewed this request on July 30th, and the following departments had no comments at this time:

- Natural Resources
- EMS
- Building Plan Review
- Environmental Health

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

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

This property is in a residential area in the central region of the county, east of Dallas. The location is primarily residential, with a variety of housing types and styles included. The subject property is accessed off Dallas Spencer Mountain Road. The parcel is 4.09 acres in total.

Rezoning the property to R-2 will align the existing manufactured home with the current zoning regulations. Currently, there is a nonconforming double-wide manufactured home on the property, for which building and zoning permits were issued in 2016. One condition of the zoning permit required the removal of the original house, but the building was not removed. To move forward with any subdivision or permitting on the property, the original house must be removed to achieve compliance with the zoning code.

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

PLANNING BOARD MEETING DATE

The Planning Board met on August 4, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on

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 rural future land use designation as it is rural in nature with larger lots with homes that sit back from the roads they front upon.

Attachments Application, Maps



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-03-25-00223, 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 rural future land use designation as it is rural in nature with larger lots with homes that sit back from the roads they front upon

These findings are supported by a 7-0 vote by the Gaston County Planning Board during its August 4, 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: McKenzie Marie Mayers
(Print Full Name)
Mailing Address: 220 FL Mayers Rd. Gastonia, NC 28056
(Include City, State and Zip Code)
Telephone Numbers: (704) 898-5653
(Area Code) Business (Area Code) Home
Email: mkkenzie.mayers@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: Tony Ray Mayers
(Print Full Name)
Mailing Address: 220 FL Mayers Rd. Gastonia, NC 28056
(Include City, State and Zip Code)
Telephone Numbers: (704) 915-6767
(Area Code) Business (Area Code) Home
Email: tonymayers1970@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 220 FL Mayers Rd. Gastonia, NC, 28056
Parcel Identification (PID): 171661
Acreage of Parcel: 4.06 +/- Acreage to be Rezoned: 1 +/- Current Zoning: R1
Current Use: Residential Proposed Zoning: R2

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: _____	Telephone: _____
(Area Code)	(Area Code)
Parcel: _____	Parcel: _____
(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) 202 F.L. Mayers Rd Gastonia NC 28056 hereby give Mckenzie Marie Mayers (Name of Applicant) consent to execute this proposed action.

Mary Kay Mayers
(Signature)

3-13-25
(Date)

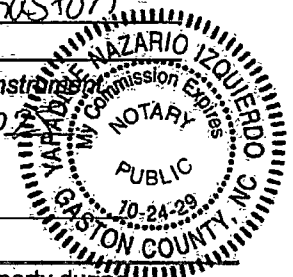
(Signature)

(Date)

I, Jordanie Nazario Izquierdo, a Notary Public of the County of Gaston State of North Carolina, hereby certify that 1 only Mary Kay Mayers personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 13th day of March, 2025.

Jordanie Nazario Izquierdo
Notary Public Signature

10/24/2029
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.

Mary Kay Mayers
Signature of Property Owner or Authorized Representative

3-13-25
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: _____

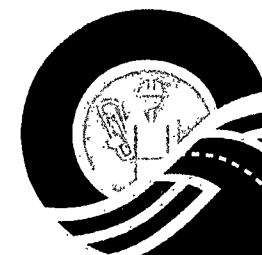
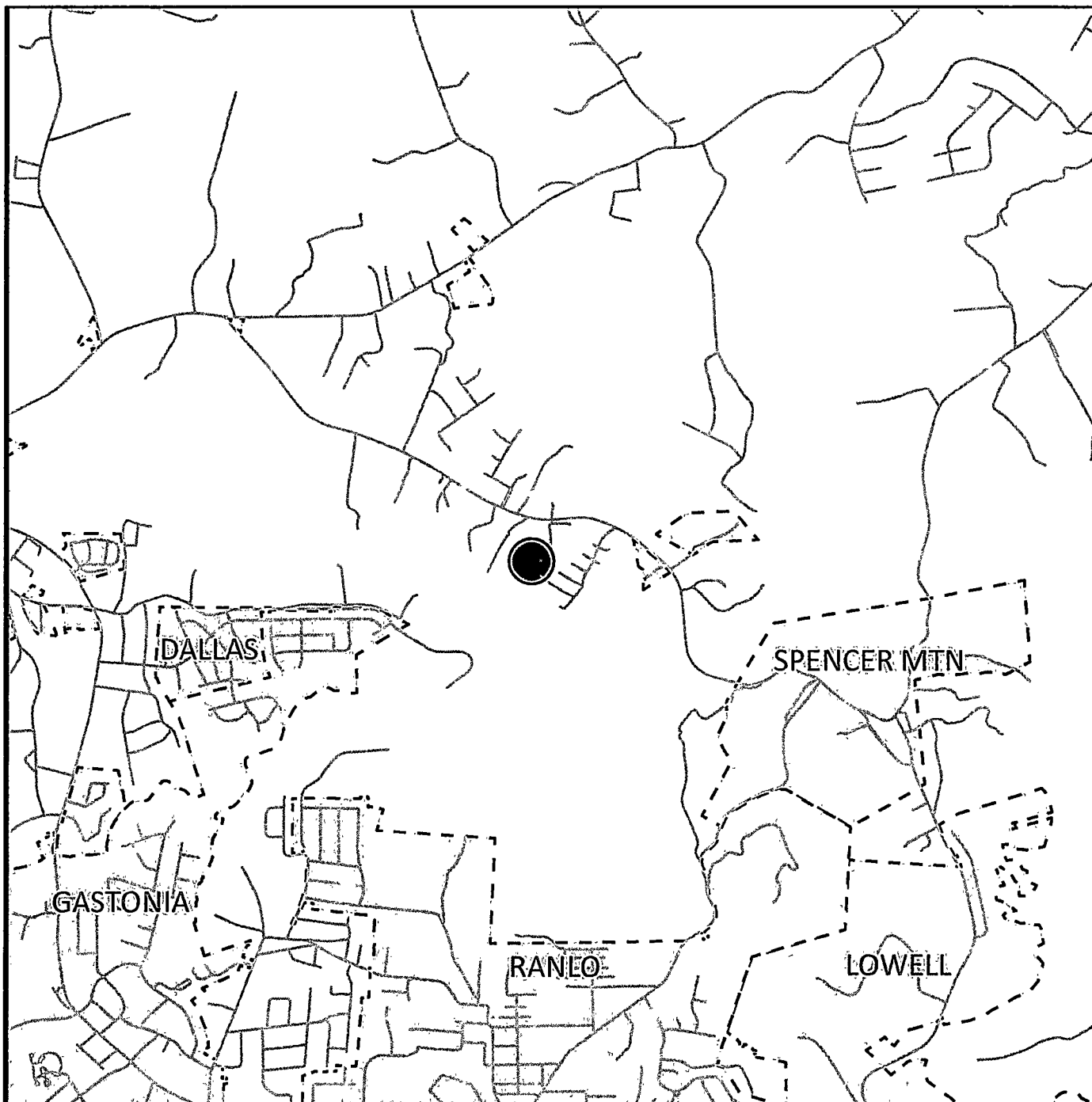
Mission Statement

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



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-03-25-00223

LEGEND

— Roads

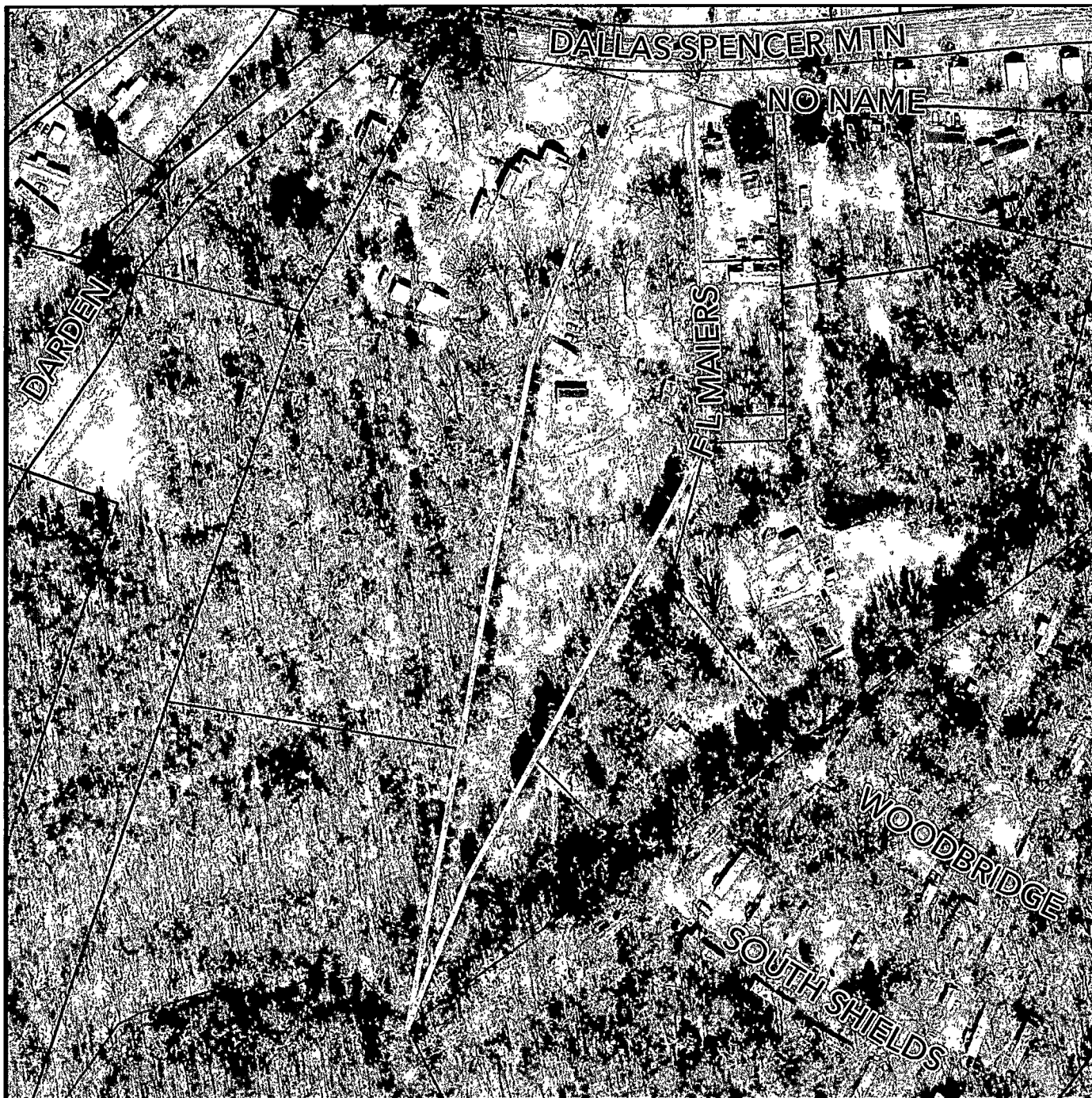
--- Municipalities

● Subject Parcel

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0 0.170.35 0.7 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-03-25-00223

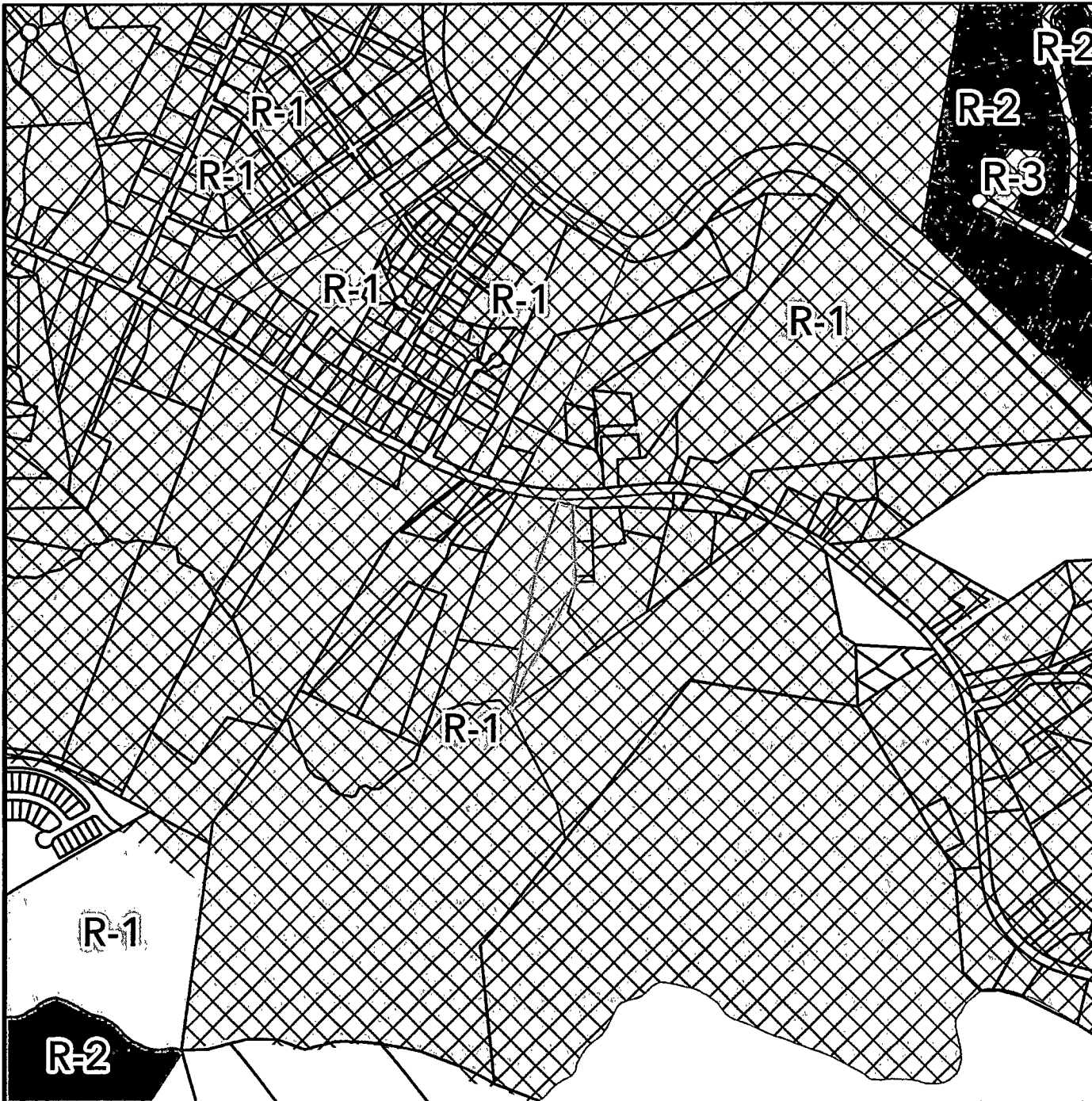
LEGEND

- Roads
- Parcels
- ▭ Subject Property

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0 0.010.03 0.05 Miles





Zoning Map REZ-25-03-25-00223

LEGEND

□ Parcels

ZONE TYPE

□ R-1

■ R-2

□ R-3

TYPE

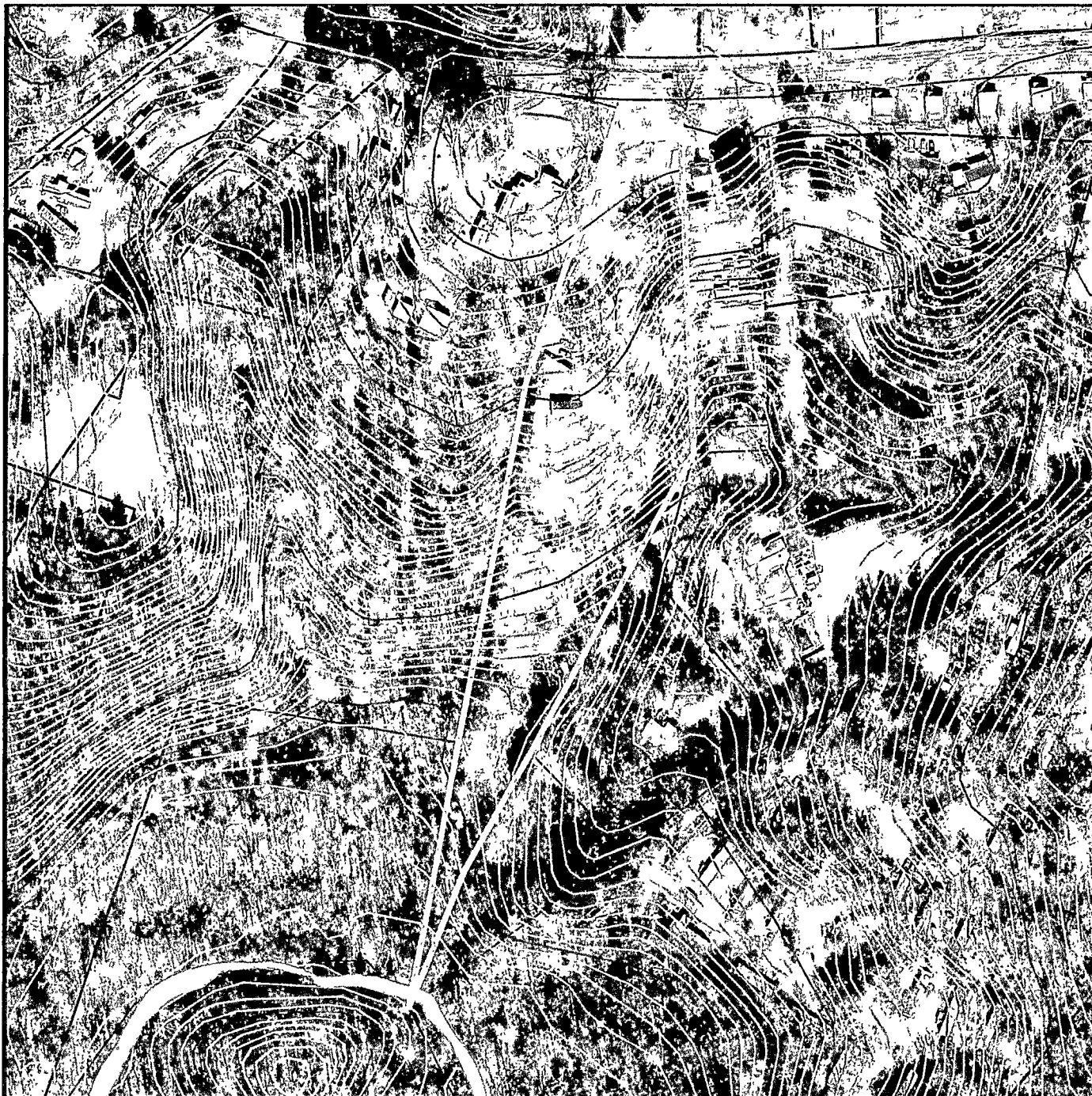
XX US OVERLAY

□ Subject Parcel

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0 0.050 1 0.2 Miles





**Environmental Map
REZ-25-03-25-00223**

LEGEND

 Parcels

 Rivers

 100ft Contours

 2ft Contours

 4ft Contours

 20ft Contours

 Subject Parcel

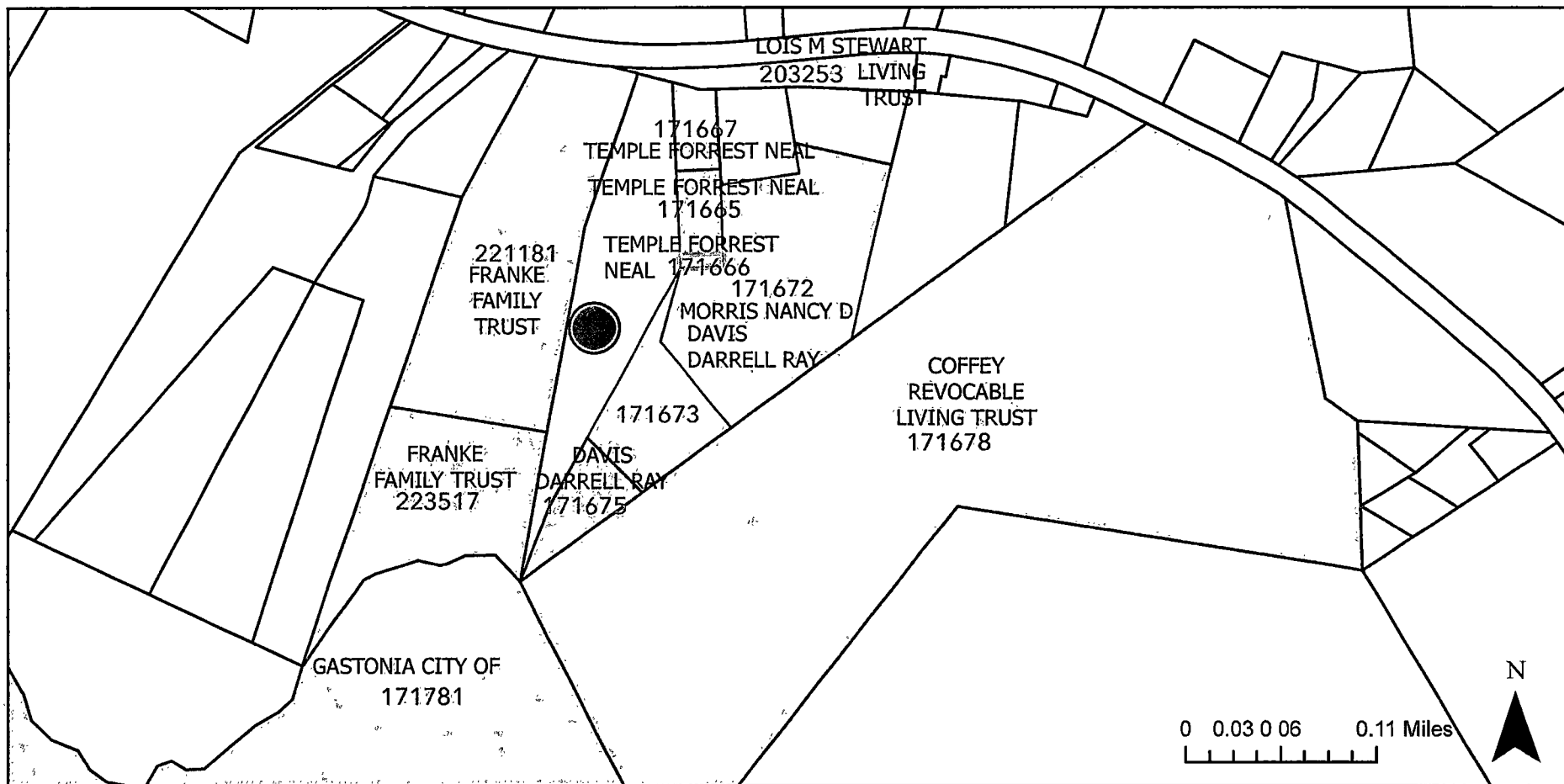
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0 0.010 0.03 0.05 Miles



N





SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-03-25-00223

LEGEND



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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. Jaime Lisi, Planner I, Building & Development Services
From Julio Paredes, AICP, Senior Planner, Gaston—Cleveland—Lincoln MPO
Date August 4th, 2025
Subject: REZ-223 Maiers Road – 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 220 F L Maiers Road, Gastonia, NC, 28056. 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. The CTP shows recommended bike facilities improvements along Dallas Spencer Mountain Rd. These improvements are unfunded at this time.
4. 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.
5. 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 # 25-413

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-25-03-25-00223, McKenzie Marie Maiers (Applicant); Property Parcel: 171661, Located at 220 FL Maiers Rd., Gastonia, NC, Rezone 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

STAFF CONTACT

Jaime Lisi - Planner I - 704-898-1342

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. McKenzie Marie Maiers (Applicant), Property Parcel: 171661, Located at 220 FL Maiers Rd., Gastonia, NC, Rezone 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. A public hearing was advertised and held on August 26, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on August 4, 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	SSheehan	Vote
2025-292	09/23/2025	TK	BH	N	A	A	A	A	A	N	5 - 2

DISTRIBUTION.

Laserfiche Users

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