

TITLE

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**

WHEREAS.

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on August 26, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s)

171661

Applicant(s) McKenzie Marie Maiers

Owner(s) Tony Ray Maiers

Property Location. 220 FL Maiers Rd, Gastonia

Request: 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

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 parcel 171661. located at 220 FL Maiers Rd, Gastonia, NC, to be rezoned 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 on August 4, 2025, based on. staff recommendation, and the request is reasonable and in the public interest and is consistent with 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:

Motion Williams

Second: Hurst

Vote. Unanimous

Ave. Ballard, Harvey, Horne, Hurst, Shires, Williams, Wray

Nav. None

Absent: Crane, Franks, Magee

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 taken by the Board of Commissioners as follows. NO. DATE CCloninger AFraley M2 **JBailey CBrown** 2025-292 09/23/2025 TK BH N Α Α Α A DISTRIBUTION **Laserfiche Users**

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 Beard

GASTON COUNTY REZONING APPLICATION (REZ-25-03-25-00223) STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Fam (R-2) Single Family Moderate Zoning District with	ily Limited Zoning District with (US) Urban Standards Overlay to the (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	The state of the s	A STANCE OF THE	ACCOUNTS IN A SECOND		No.	* +)
Water/Sewer Provider				V		
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)

Et Marie Marie Land

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: Mailing Address. PO Box 1578, Gastonia, N.C. 28053-1578

128 W Main Avenue, Gastonia, North Carolina 28052

Phone. (704) 866-3195

Fax. (704) 866-3966

GE	NERAL REZONING APPLICATION Application Number: REZ-
App	licant Planning Board (Administrative) Board of Commission (Administrative) ETJ
A.	*APPLICANT INFORMATION Name of Applicant: Mentic Market Market Market (Print Full Name) Mailing Address: DO FL Market Rd. Gostonia. No 08056 (Include City, State and Zip Code) Telephone Numbers: (Area Code) Business (Area Code) Home Email: Market Market Rd. Gostonia. (Area Code) Home The applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written
con	sent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the horization/Consent Section on the reverse side of the application.
B.	Name of Owner Tony Ray Warys (Print Full Name) Mailing Address: 200 FL Marr's Rd. Gastonia, NC 250510
	Telephone Numbers: (Area Code) Business (Area Code) Home
	Email: tony my ss 1970 Ogm: 1. Com
C.	PROPERTY INFORMATION Physical Address or General Street Location of Property: 363 FL IMAIR'S Rd. GOSTONICA Parcel Identification (PID): 17166
	Acreage of Parcel: 4 06 +/- Acreage to be Rezoned. / +/- Current Zoning: K1 Current Use: Proposed Zoning: R2
D.	PROPERTY INFORMATION ABOUT MULTIPLE OWNERS Name of Property Owner Mailing Address: Mailing Address:
	(Include City, State and Zip Code) Telephone: (Area Code) (Include City, State and Zip Code) Telephone: (Area Code) (Area Code)
	Parcel: (If Applicable) Parcel: (If Applicable)
	(Signature) (Signature)

E. <u>AUTHORIZATION AND CONSENT SECTION</u>

Ne) , being the prop plication and havi	ng authorization/inte	erest of property parcei(s)	20-6 1, 4	17217	G-45701147 11 10 100
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		lay and acknowledged the		oregoing instit	one of the state o
Witness my hand	and notarial seal, th	nis the 13 ⁴⁰ day	of March	, 20 🚈	E 5 %
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Uses Allowed in the (R-2) Zoning District

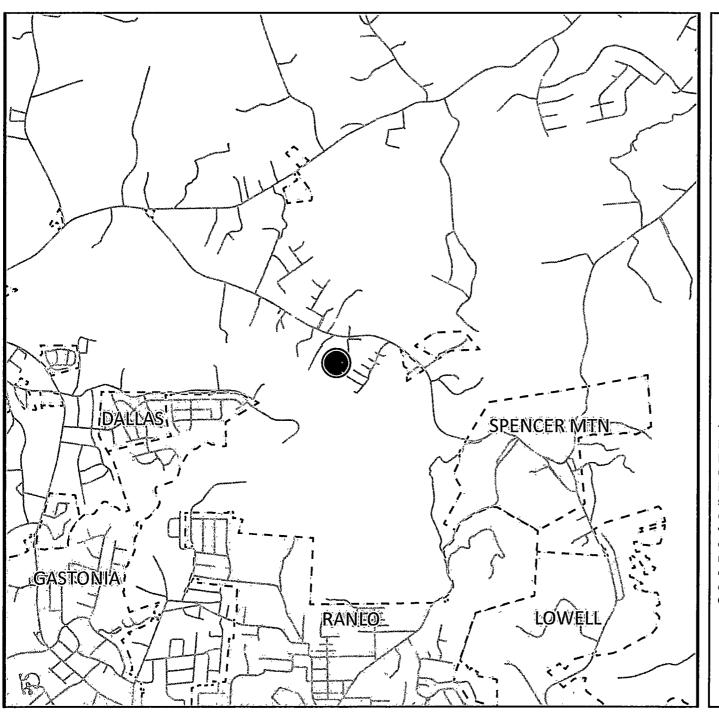
X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

And the second second second			
Uses Allowed By-Right			
Automobile Hobbyist	Xs		
Bona Fide Farms	Xs		
Botanical Garden	Xs		
Church / Place of Worship	Xs		
Day Care Center, Class A	Xs		
Dwelling, Manufactured Home Class A	Х		
Dwelling, Single Family	Х		
Dwelling, Two Family	Xs		
Essential Services Class 1	Х		
Essential Services Class 2	Xs		
Flex Space	Xs		
Group Home	Xs		
Home Occupation, Customary	Xs		
Home Occupation, Rural	Xs		
Marina, Accessory	Xs		
Private Residential Quarters (PRQ)	Xs		
Produce Stand	Xs		
Recycling Deposit Station, accessory	Х		
Restaurant, within other facilities	Xs		
School, Elementary & Middle (public & private)	Xs		
School, Senior High (public & private)	Xs		
Taxidermy	Х		
Telecommunication Antennae & Equipment Buildings	Xs		
Tourist Home	Х		

<u> </u>	** **			
Uses Allowed By-Right or By SUP or CD				
Day Care Center, Class B	Xs/SPs			
Essential Services Class 4	Xs/SPs			
Family Care Home	Xs/SPs			
Matemity Home	Xs/SPs			
Park	Xs/SPs			
Stadium	Xs/SPs			
Planned Residential Development (PRD)	Xs/CDs			
Planned Unit Development (PUD)	Xs/CDs			
Traditional Neighborhood Development (TND)	Xs/CDs			

Uses Allowed By SUP	
School for the Arts	SP
Animal Grooming Service for household pet (indoor kennels)	SP
Animal Hospital (Outdoor kennel)	SPs
Animal Hospital, (Indoor kennel)	SPs
Animal Kennel	SPs
Bed and Breakfast Inn	SPs
Camping and Recreational Vehicle Park	SPs
Cemetery	SPs
College / University	SP
Conference / Retreat / Event Center	SPs
Continuing Care Facility	SPs
Country Club	SPs
Day Care Center Class C	SPs
Essential Services Class 3	SP
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs
Fratemal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs
Golf Course; Golf Driving Range; Golf Miniature	SPs
Library	SP
Marina, Commercial	SP
Military Reserve Center	SPs
Museum	SP
Nursery (Garden)	SPs
Nursing Home, Rest Home	SPs
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

Existing Uses with Limitations		
Dwelling, Manufactured Home Class C	Es	
Dwelling, Manufactured Home Class D	Es	
Manufactured Home Park	Es	





VICINITY MAP REZ-25-03-25-00223

LEGEND

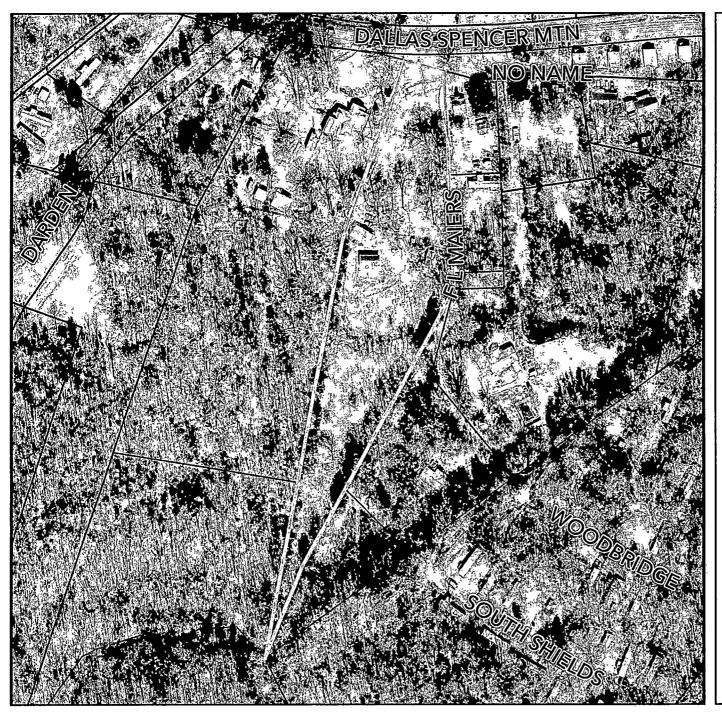
- ---- Roads
- []] Municipalities



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

0 0 170 35 0 7 Miles





ORTHOPHOTO MAP REZ-25-03-25-00223

LEGEND

-- Roads

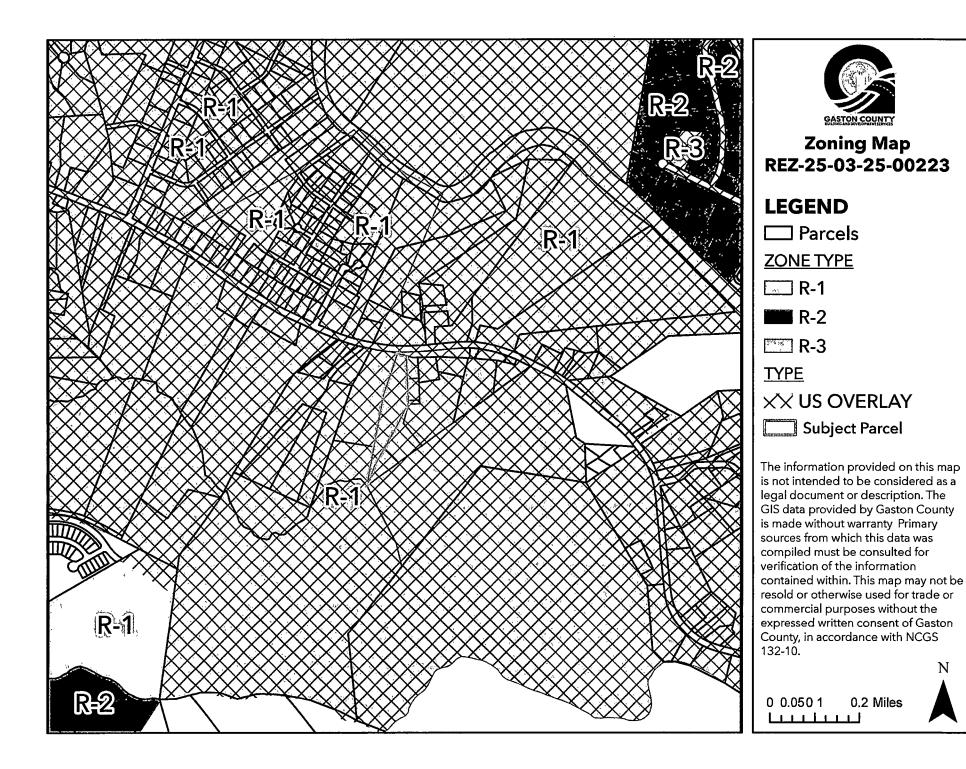
☐ Parcels

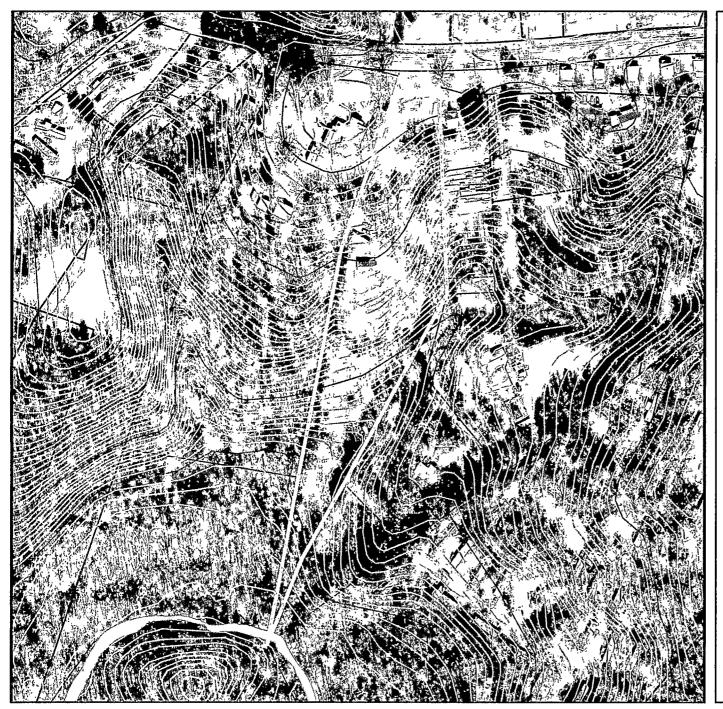
Subject Property

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Environmental Map REZ-25-03-25-00223

LEGEND

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Rivers

- 100ft Contours

- 2ft Contours

--- 4ft Contours

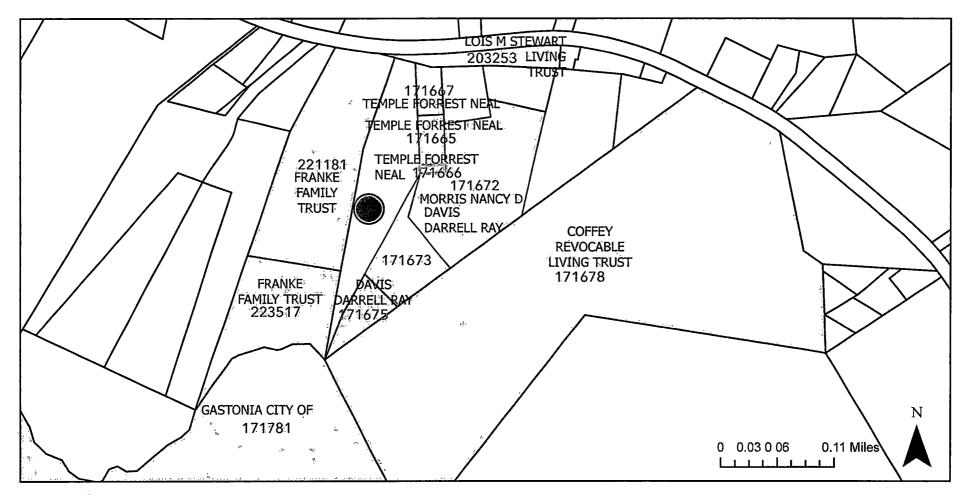
- 20ft Contours

Subject Parcel

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0 0 010 03 0.05 Miles







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

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
- Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property
- 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.
- 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.



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 rue and correct copy taken by the Board of Commissioners as follows: NO. DATE M2 **JBailey CBrown** CCloninger AFraley 2025-292 09/23/2025 TK BH Α Α Α N DISTRIBUTION. Laserfiche Users