

General Rezoning Application (Z22-22)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Applicant(s):

Mary Martin, Richard Martin

Property Owner(s):

Mary Martin, Richard Martin

Parcel Identification (PID):

306891

Property Location:

136 Oakhill St. (Iron Station)

Total Property Acreage:

2.5 ac

Acreage for Map Change:

2.5 ac

Current Zoning:

(R-1) Single Family Limited

Proposed Zoning:

(R-2) Single Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront 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 area; and, increased commercial opportunities.

Comprehensive Plan future Land Use: Suburban Development

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 multi-family 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 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 north east region of the county and just south of the Lincoln County line. The location is a vacant lot on a residential street consisting primarily of site built and double wide manufactured homes. The application presented is currently vacant. As mentioned, it is surrounded by smaller lot sizes, occupied by single-family residential homes.

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 regarding the application but did ask for clarification between the different Comprehensive Land Use Plan Future Land Use designations.

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 Suburban Development future land use plan. The area consists of significant single-family residential areas that exist around commercial pockets. The use, going from (R-1) to (R-2) will maintain the subject parcel as residential in nature, which **is consistent** with the significant single-family residential areas located within the Suburban Development 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** 22-22

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Mary Martin & Richard Martin
(Print Full Name)

Mailing Address: 111 Oakhill St. Iron Station, NC 28080
(Include City, State and Zip Code)

Telephone Numbers: 704-472-4686 704-678-9557
(Area Code) Business (Area Code) Home

Email: bhuffstetter2@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: _____
(Print Full Name)

Mailing Address: _____
(Include City, State and Zip Code)

Telephone Numbers: _____
(Area Code) Business (Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 136 Oakhill St.
Iron Station, NC 28080

Parcel Identification (PID): #306891

Acreage of Parcel: 2.5 +/- Acreage to be Rezoned: 1.25 +/- Current Zoning: (R-1)

Current Use: N/A Proposed Zoning: Mobile Home Accessory

(R-2)

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)

See Reverse Side For Completion of Additional Sections

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) #306891 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.



Signature of Property Owner or Authorized Representative

8/30/22

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: 08/30/22 Application Number: Z22-22 Fee: _____

Received by Member of Staff: SCP 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 – Z22-22 136 Oakhill St (Iron Station)

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 136 Oakhill St, Iron Station, NC, 28080, 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.



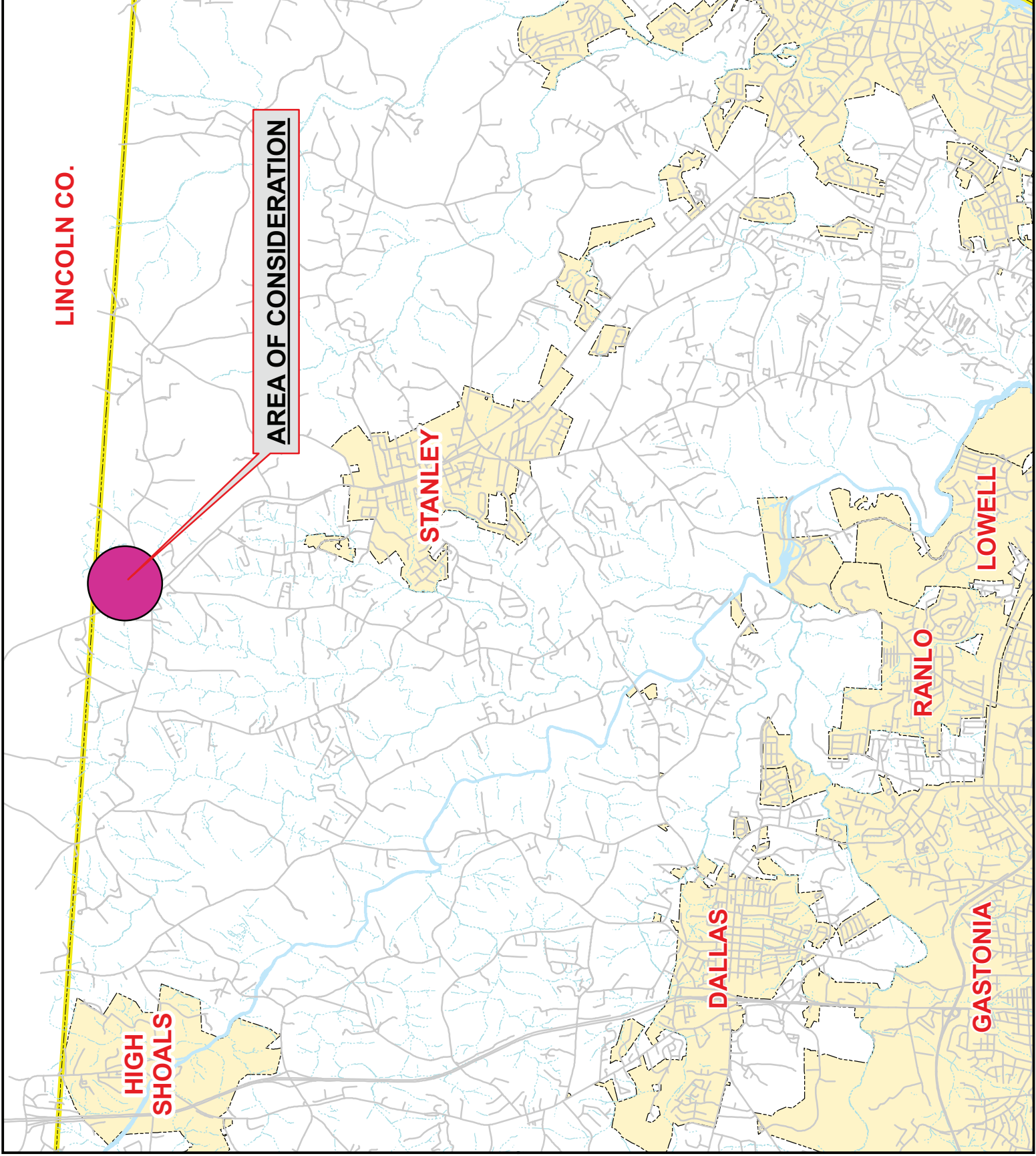
Vicinity Map

Z22-22



Legend

- Minor Roadways
- Major Roadways
- Municipalities





Overview Map

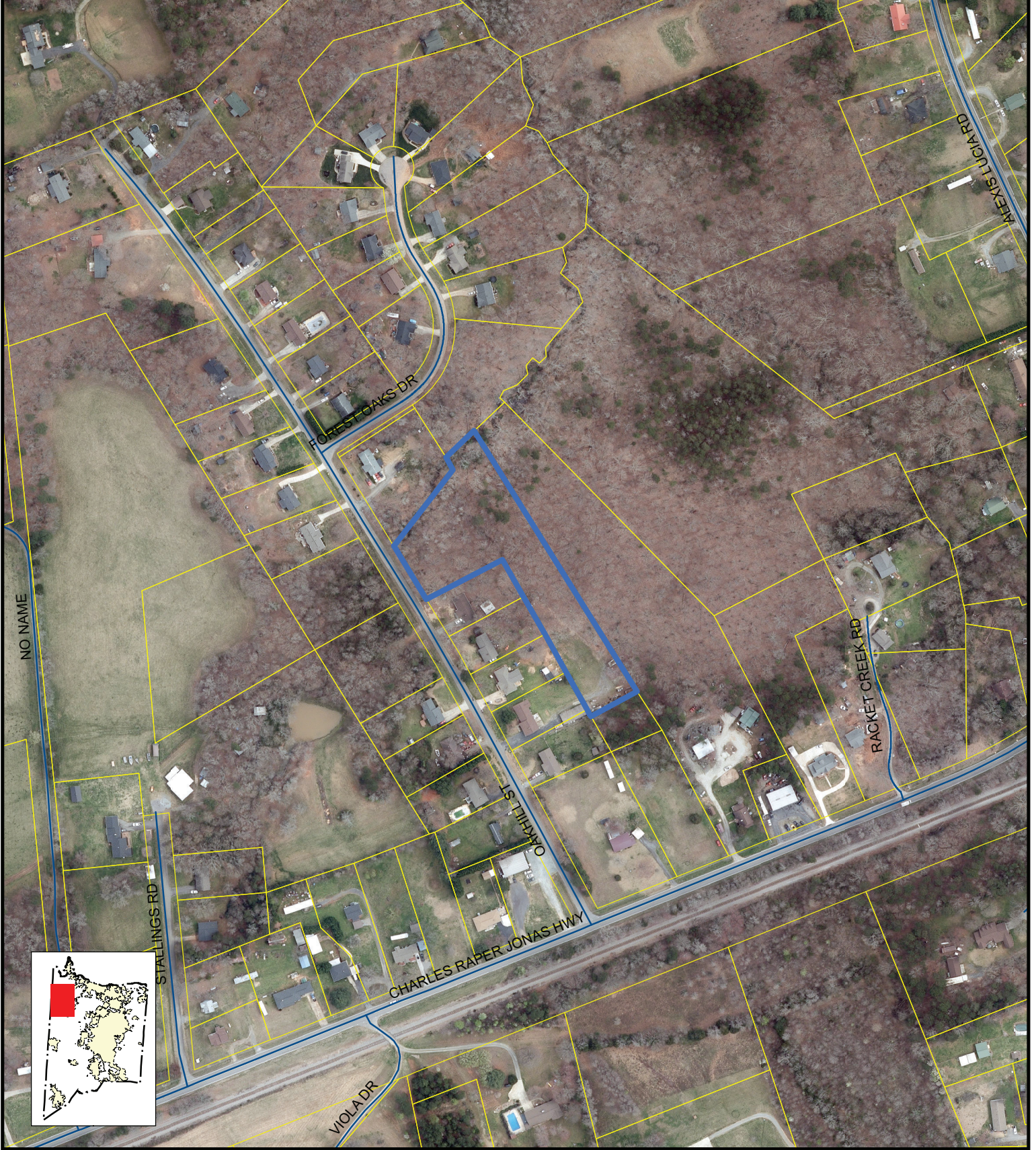
2019 Orthophoto
Z22-22

Legend

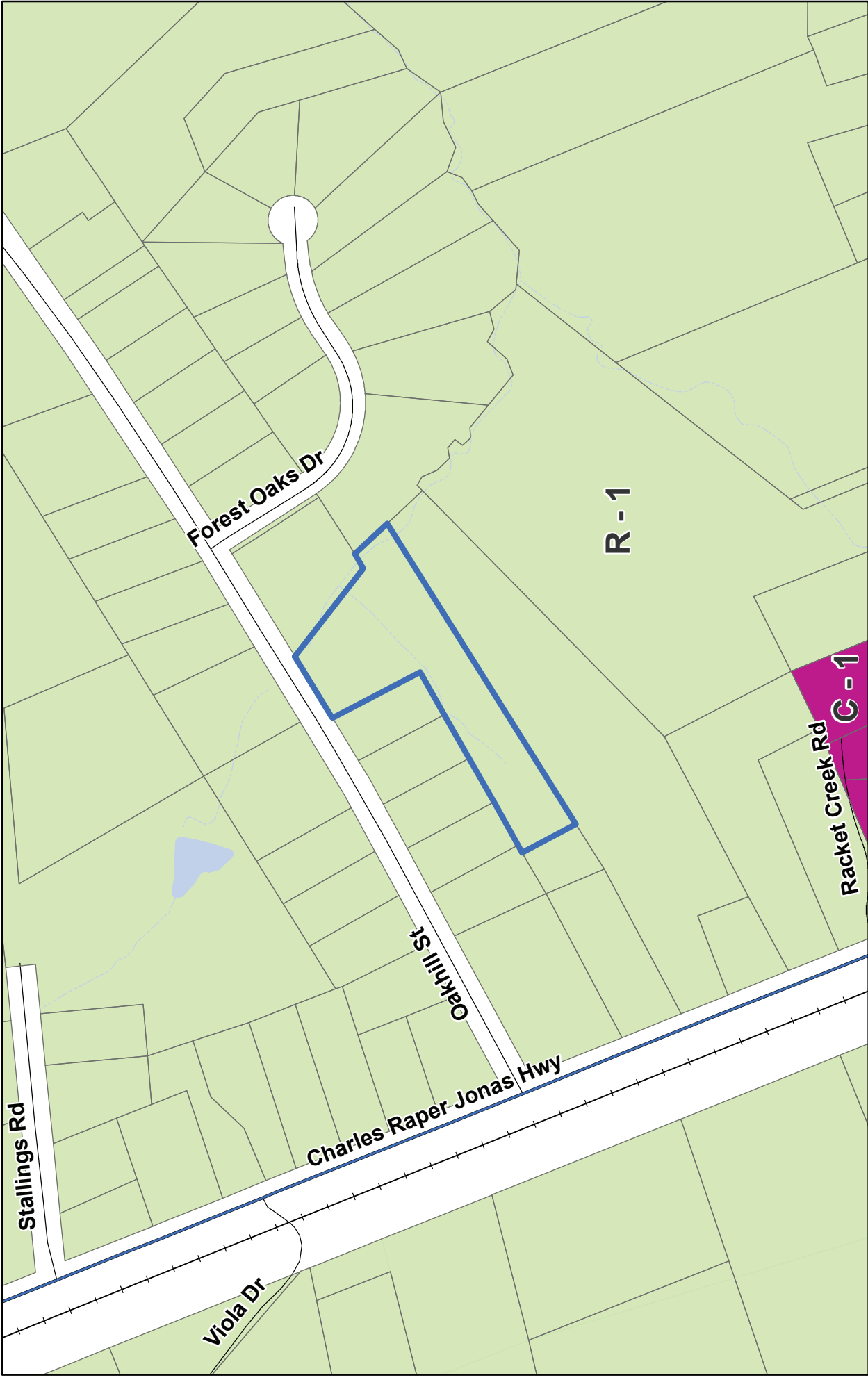
- Subject Area
- Property Parcels



0 180 360 Feet

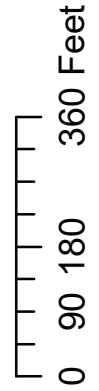
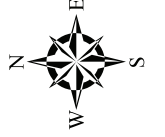


FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

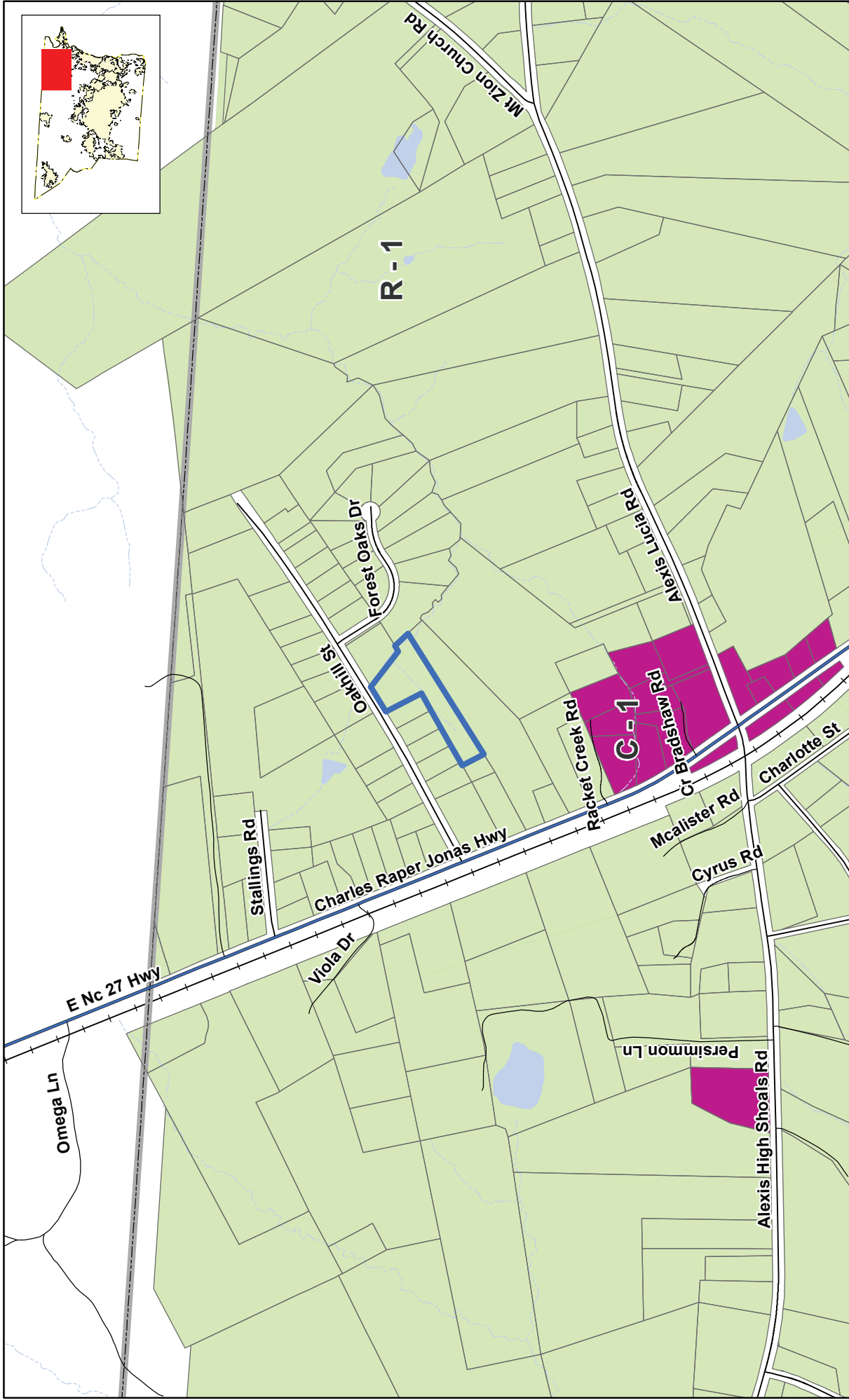


GASTON COUNTY
Zoning Map
Z22-22

 Subject Area



(R-1) Single Family Limited
(C-1) Light Commercial



GASTON COUNTY ZONING REVIEW MAP

- Area of Consideration
- R-1 Single Family Limited
 - C-1 Light Commercial



Application: Z22-22
Parcel(s): 306891
Request: (R-1) to (R-2)



Z22-22 Subject and Adjacent Properties Map

 **Area of consideration**

Z22-22 OWNER & ADJACENT PROPERTY OWNER LISTING

NO:	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	306891	MARTIN MARY	MARTIN RICHARD	111 OAKHILL ST	IRON STATION	NC	28080
1	164386	AQUA NORTH CAROLINA INC		202 MACKENAN DR	CARY	NC	27511
2	164394	KIRKLAND MARY ANN		PO BOX 2123	LENOIR	NC	28645
3	164277	BAILEY ROBERT LEWIS		7616 OLD PLANK RD	STANLEY	NC	28164
4	164291	GILREATH PENNY BRADSHAW		PO BOX 161	ALEXIS	NC	28006
5	164403	KIRBY MARY A		4344 CHARLES R JONAS HWY	IRON STATION	NC	28080
6	164404	BUFF PEGGY T		PO BOX 143	ALEXIS	NC	28006
7	164381	VASSEY EULENE NICHOLS LIFE ESTATE		PO BOX 125	ALEXIS	NC	28006
8	164382	MARTIN JEFFREY S	MARTIN SHERRY S	118 OAKHILL ST	IRON STATION	NC	28080
9	164385	MARTIN JEFFREY STEVEN II	MARTIN ASHLEY BROOKE	122 OAKHILL ST	IRON STATION	NC	28080
10	164387	CHITKHIN MONTY	CHITKHIN LIBBIE S	126 OAKHILL ST	IRON STATION	NC	28080
11	164388	WHITMAN EDITH		PO BOX 192	ALEXIS	NC	28006